

# OEQC BULLETIN



JOHN WAIHEE  
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

BRUCE S. ANDERSON, Ph.D.  
ACTING DIRECTOR

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## REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

### CONTENTS

NEGATIVE DECLARATIONS	DISTRICT	PAGE
o HAWAII		
Milolii Water System	South Kona	2
o MAUI		
Kamehameiki Waterline, Phase I and II	Makawao	3
o OAHU		
Chevron Service Station and Car Wash	Aiea	3
Waimano Home Road Reconstructed Sewers	Ewa	3
Oahu Community Correctional Center, Laumaka Work Release Center	Honolulu	3
Kaimuki Elderly Housing Project	Kaimuki	4
Kaaawa Elementary School Land Acquisition	Koolauloa	4
Kawela Exploratory Well	Koolauloa	4
Laie Elementary School	Koolauloa	4
Wahinepee Street Flood and Drainage System Improvements	Koolauloa	4
Heeia-Kea Boat Harbor Improvements	Koolaupoko	4
Heeia Wastewater Collection System	Koolaupoko	5
Kaneohe Fire Station Reconstruction	Koolaupoko	5
Littenberg Residence	Koolaupoko	5

EIS PREPARATION NOTICE	DISTRICT	PAGE
o MAUI		
Kihei Public Library - Site Selection	Kihei	
o OAHU		
Smith-Maunakea Housing	Honolulu	6
DRAFT ENVIRONMENTAL IMPACT STATEMENTS		
o HAWAII		
Liliuokalani Trust Keahuolu Lands of Kailua-Kona	Kailua-Kona	7
o LANAI		
Lanai Airport Master Plan Improvements	Kalulu	8
o MAUI		
Kula Water System Reservoir	Makawao	8
o MOLOKAI		
Kalaupapa Airport Master Plan Improvements	Kalawao County	9
o OAHU		
The Waterfront at Aloha Towers	Honolulu	9
Waikikian Hotel	Waikiki	10
FINAL ENVIRONMENTAL IMPACT STATEMENTS		
o HAWAII		
Honokohau Industrial Park	North Kona	10
Kailua Park Expansion Project	North Kona	11
o KAUAI		
Hanalei Pier Reconstruction	Hanalei	11
o OAHU		
Kaahumanu Parking Structure Redevelopment	Honolulu	11
Kawainui Marsh Flood Damage Mitigation Project	Koolaupoko	12
Kahekili Highway Widening and Interchange	Windward	12
NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) DOCUMENTS		
Proposed Development at Naval Base Pearl Harbor		
<u>FINDING OF NO SIGNIFICANT IMPACT (FONSI)</u>		
Hickam Air Force Base - Facilities Improvements		13
Strategic Target System (STARS) Program		13
NOTICES		
o AVAILABILITY OF REPORT		
Hawaii's Environment 1988: The Annual Report of the Environmental Council		14
o MEETINGS		
Hawaii Coastal Zone Management Program - Public Meetings		14
o EIS ADVISORY		
Environmental Assessments and Notices of Determination		14
o PUBLIC NOTICE		
Shoreline Certification Applications		15

#### NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a

60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following project(s) should be directed to the listed contacts.

#### HAWAII

##### MILOLII WATER SYSTEM

Location: South Kona, Hawaii  
TMK: 8-9-04:07, 10, 11, 13 - 16, 22

Proposing Agency: Housing Finance and Development Corporation  
Contact: Francis Blanco (543-2949)

The Hawaii County Economic Opportunity Council proposes to develop a water system to serve the Village of Milolii. The proposed project site consists of about 53 acres of mostly undeveloped state land. The area is in Milolii coastal zone and stretches between the ahupuaa of Hoopuloa and Milolii.

components of the project are: a demonstration low temperature desalination facility, a shallow brackish water well, two water storage tanks of about 50,000 gallons each, distribution piping for both brackish and potable water, and pumping and electrical facilities necessary to operate the system.

The project will serve approximately fifty homes in the village which are constructed along the existing government road. Each home will be connected to the brackish water distribution system so that the water may be utilized for operation of household toilet facilities and exterior uses. The homes will not be connected to the potable water supply, but will receive potable water at intermittent intervals through placement in the existing catchment holding tank systems.

Currently, the Milolii community is dependent upon rainfall catchment for its water supply. In times of drought and water shortfalls, residents do use the county's water spigot at the intersection of the Hookena access road and Mamalahoa Highway. Groundwater resources do occur in the area although the extent of this resource is not known, but the anchialine ponds do have a low salinity which indicates a fairly stable resource.

Each residential unit is equipped with a water catchment system. Desalinated water will be distributed to those catchment systems on an irregular basis as supply and demand warrants. Brackish water will be distributed to each house via a connection to the toilet and one out-door spigot for those washing and watering uses which can withstand brackish water.

## MAUI

### KAMEHAMEIKI WATERLINE, PHASE I AND II

Location: Makawao, Maui  
TMK: 2-3-01

Proposing: County of Maui  
Agency: Department of Water Supply  
Contact: Nolan Perreira (243-7835)

The County of Maui, Department of Water Supply is proposing the installation of approximately 450 lineal feet of 8" water pipeline and appurtenances within the Kekaulike Avenue right-of-way, and 1,850 lineal feet of 6" water pipeline, three fire hydrants, service connections, valves, fittings

and appurtenances within the Kamehameiki Road right-of-way. The 8" pipeline will begin about 300 feet south of the Pulehuiki/Kekaulike intersection near the Pulehu-like 70,000 gallon storage tank and will extend southward along Kekaulike Avenue until the Kekaulike/Kamehameiki intersection. The line will be reduced to 6" diameter as it extends westward along Kamehameiki Road for the remaining 1850 feet. The new pipeline will connect to an existing 6" waterline near standpipe 274. The new waterline will be used to improve water pressure and increase fire protection for the lower areas, since the existing 4" galvanized pipeline is old, corroded, and inadequate for the area's needs.

## OAHU

### CHEVRON SERVICE STATION AND CAR WASH

Location: Aiea, Oahu  
TMK: 9-8-14:12

Permitting: Department of Land  
Agency: Utilization  
Contact: Diane Borchardt (527-5349)

Applicant: Chevron U.S.A., Inc.  
c/o William E. Wanket, Inc.

The applicant proposes to demolish the existing services station on the site and construct a new service station with a car wash. The project site is a parcel of 17,657 square feet fronting Kamehameha Highway, now occupied by a Chevron Service Station. Lipoa Place borders the site on the east, Budget Furniture Rental is on the west and on the adjacent parcel to the south is Kuroda Auto Repair.

The entire site will be cleared and replaced with the new facility. One underground "wasteoil tank" will be removed and three existing underground tanks will remain. The tank to be removed will no longer be needed, since there will be no repair facility. The new structure will contain approximately 715 square feet of floor area, with a building height of approximately 13 feet. It will be constructed of pre-finished metal on concrete pads and contain an accessory sales room (food mart), utility/storage room, an office, restrooms, and wash bay. In addition to the new structure, four new pump islands will replace existing service station facilities.

The "RYKOWash" system will be used in the car wash operation, recycling water and

using 3 to 4 gallons of fresh water for each wash cycle, and blowers will be used for drying. Two existing approaches on the Kamehameha Highway frontage will remain, as will a third approach off Lipoa Street. Two new 8 x 18 foot parking spaces and a 13 x 18 foot space for the handicapped would be provided.

### WAIMANO HOME ROAD RECONSTRUCTED SEWERS

Location: Ewa, Oahu  
TMK: 9-7-16:20-22, 24

Proposing: City & County of Honolulu  
Agency: Department of Public Works  
Contact: Jay Hamai (523-4653)

The City & County of Honolulu, Department of Public Works is proposing to increase the sewer capacity within the Waimano Home Road between Noelani Street and Hugh Street to alleviate surcharging of existing sewers from excess wastewater generated by future development.

The proposed project will be to construct a parallel sewer of about 6,000 lineal feet which will connect to an existing 42-inch interceptor sewer entering the Pearl City Sewage Pumping Station which is part of the Honouliuli Wastewater System. The existing sewer varies in size between 15 inches and 24 inches. The parallel sewer will vary in size between 18 inches and 30 inches. Estimated cost of the project is \$1,937,000.

### OAHU COMMUNITY CORRECTIONAL CENTER, LAUMAKA WORK RELEASE CENTER

Location: Honolulu, Oahu  
TMK: 1-2-26:32, 33, and 34

Proposing: Department of Accounting  
Agency: and General Services  
Contact: Norman Sahara (548-4561)

The Department of Accounting and General Services is proposing the redevelopment of the Laumaka Work Release Center as part of the Oahu Community Correctional Center (OCCC) master plan to mitigate substandard and inefficient facilities. The Laumaka Work Release Center will be reconstructed to better serve the inmates by providing additional living, administrative and recreation space. The proposed improvements are designed to meet, in part,

the requirements set by the October 1985 Consent Decree regarding confinement conditions at the OCCC. Approximately 19,040 square feet of space will be developed. This will increase the existing bed capacity from 15 to 96. Preliminary costs for the improvements are estimated at \$3.0 million.

The Laumaka Work Release Center site is bounded by Laumaka Street, Wilcox Land and Bannister Street. The construction of the proposed facilities is organized to parallel the improvements at the OCCC. The first phase of the OCCC Master Plan includes the Laumaka facility along with other planned improvements at the OCCC. Based on the current estimate of construction time, the construction will be completed by mid 1991.

#### KAIMUKI ELDERLY HOUSING PROJECT

Location: Kaimuki, Oahu  
TMK: 3-2-5:35

Proposing: Department of Housing  
Agency: and Community Development  
Contact: Eileen Mark (527-5095)

The City and County of Honolulu, through its Department of Housing and Community Development, is proposing to acquire a 6,500 square foot parcel located on 11th Avenue in Kaimuki. The Department of Housing and Community Development proposes to complete the existing vacant, unfinished four-story concrete masonry structure on the parcel for use as an elderly rental project. The proposed project will contain approximately 18 elderly rental units and a 412 square foot multi-purpose room.

#### KAAAWA ELEMENTARY SCHOOL LAND ACQUISITION

Location: Koolauloa, Oahu  
TMK: 5-1-2:31

Proposing: Department of Accounting  
Agency: and General Services  
Contact: Emily Chun (548-5742)

The Department of Accounting and General Services is proposing to acquire a 6 feet by 145 feet strip of land to provide access from Kekio Road to Kaaawa Elementary School. The project will provide the school with an escape route to higher ground should there be a threat of tsunami or other flood hazards. The estimated cost of the project

is \$20,000.

#### KAWELA EXPLORATORY WELL

Location: Koolauloa, Oahu  
TMK: 5-7-02:01

Proposing: Honolulu Board of Water  
Agency: Supply  
Contact: Bert Kuiuoka (527-5235)

The City and County, Honolulu Board of Water Supply is proposing the drilling of an exploratory water production well located at the base of a bluff roughly 4,000 feet southeast of Kawela Bay at an elevation of approximately 200 feet.

The overall diameter of the well is 16 inches. A 12 inch casing is to be installed with a 2 inch grout-filled annulus. The total depth of the well is about 500 feet and the length of the casing will be 300 feet, leaving an uncased bore of about 200 feet. About 10,000 square feet of land will be set aside for the well and pumping station. For access, an existing unimproved roadway will be used. If pump tests are favorable, a permanent roadway will be built to provide access to the well and pumping station. Well drilling is expected to last from six to eight months. Estimated cost of the project is \$250,000.

#### LAIE ELEMENTARY SCHOOL

Location: Koolauloa, Oahu  
TMK: 5-5-15:23, 33

Proposing: Department of Accounting  
Agency: and General Services  
Contact: Ralph Yukumoto (548-5742)

The Department of Accounting and General Services is proposing to renovate and expand by 1,920 square feet, the dining room at Laie Elementary School. The project will provide the school with a much-needed facility to implement its program in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$1,053,000.

#### WAHINEPEE STREET FLOOD AND DRAINAGE SYSTEM IMPROVEMENTS

Location: Koolauloa, Oahu  
TMK: 5-5-09

Proposing: Department of Land and  
Agency: Natural Resources  
Contact: Gordon Akita (548-7496)

The Department of Land and Natural Resources, Division of Water Resource Management is proposing the construction of an improved storm drainage system for the Wahinepee Street area of Laie. Approximately 464 linear feet of 24 inch reinforced concrete pipe will be installed, along with manholes, intake and outlet structures, and an asphalt lined swale.

Residents of Wahinepee Street have been complaining about flooding problems for several years. During periods of heavy rain, water may rise up to three feet deep in some yards, and even moderate rains can leave the street perpetually flooded. Flood waters have also precipitated the overflowing of nearby cesspools, causing a health hazard. The proposed drainage system will help to drain ponded water created by the storms.

The construction portion of this project should be completed 120 calendar days after receipt of notice to proceed. The construction cost for the project has been set at \$64,500.

#### HEEIA-KEA BOAT HARBOR IMPROVEMENTS

Location: Koolaupoko, Oahu  
TMK: 4-6-06

Proposing: Department of Transportation  
Agency: Harbors Division  
Contact: Napoleon Agraan (548-2505)

The Department of Transportation, Harbors Division is proposing the construction of a new lane to the existing single lane launching ramp; demolishing the existing wooden loading dock and replacing it with prestressed concrete; extending and repairing the existing launching ramp; and maintenance dredging of the turning basin/entrance channel.

The Heeia-Kea Boat Harbor is located on the northeast shore of Oahu in Kaneohe between Kahaluu and Kailua. Facilities at the harbor include a comfort station, launching ramps, finger piers, washdown area, loading dock, and paved parking. Due to heavy usage and tidal surge, the ramp has deteriorated and requires repair. Also, the ramp needs to be extended to accommodate bigger boats

The entrance channel/turning basin was originally dredged in 1968 to -6.00 feet elevation at Mean Lower Low Water. Water depth is now shallow due to accumulation of silt/sand and will also require maintenance dredging. In addition to the repair and maintenance work, the proposed additional lane for the existing ramp was part of the planned improvements for this boat harbor to upgrade the facility and enhance the boating needs of the community.

#### HEEIA WASTEWATER COLLECTION SYSTEM

Location: Koolaupoko, Oahu  
TMK: 4-6-04, 07, 08, 16, 18-20, 22, 33

Proposing: City & County of Honolulu  
Agency: Department of Public Works  
Contact: Richard Leong (527-5863)

The Division of Wastewater Management, Department of Public Works, City and County of Honolulu proposes to implement improvements to a portion of the Heeia Wastewater Collection System located in Heeia. The affected system serves a sewage tributary area of approximately 205 acres and includes Crown Terrace, Alii Bluffs Mauka, Alii Bluffs Makai, and Alii Cluster Subdivisions. The population served by the existing system is estimated at 3,041 persons. The primary objective of the project is to enhance the health and safety of the public by providing permanent wastewater facilities to effectively accommodate existing and planned wastewater flows from the sewage tributary area.

Three existing temporary sewage pump stations (SPS) installed between 1962 and 1967--Crown Terrace SPS No. 2, Crown Terrace SPS No. 4, and Alii Bluffs SPS and their respective force mains--will be replaced by new, permanent facilities. The existing Crown Terrace SPS No. 4 would be replaced by a new permanent Punawai Wastewater Pumping Station (WWPS) and the existing 8" force main used as a standby facility. The Punawai WWPS would be constructed on a 8,500 square foot site to the southwest of the existing pump station at the end of Halualani Street. From the Punawai WWPS, a new 2,570 lineal feet 8" ductile iron force main would be installed within Halualani Street and Kamehameha Highway to a new discharge manhole to be constructed in Kamehameha Highway. The existing Alii Bluffs SPS would be replaced by a new permanent Alii Bluffs WWPS and existing 6" force main used as a standby facility. The

new Alii Bluffs WWPS would be constructed on a 9,450 square feet site to the north of and adjacent to the existing Alii Bluffs SPS. From the new station, approximately 4,700 lineal feet of 8" ductile iron (new force main) would be constructed within the Kamehameha Highway right-of-way to a new discharge manhole near Heeia Street. This new manhole would accommodate the new force mains from the Alii Bluffs and Punawai WWPS. The existing Crown Terrace SPS No. 2 and 8" force main would be abandoned.

The estimated cost for the project is \$4,413,000 and will be funded by the City and County of Honolulu.

#### KANEHOHE FIRE STATION RECONSTRUCTION

Location: Koolaupoko, Oahu  
TMK: 4-5-20:30

Proposing: City & County of Honolulu  
Agency: Building Department  
Contact: Melvin Lee (527-6373)

The Building Department, City and County of Honolulu, proposes to replace the existing fire station with a new fire station in Kaneohe. The new Kaneohe Fire Station will be constructed at the intersection of Kamehameha Highway and Paleka Road on the site of the existing Kaneohe Fire Station.

The existing station and on-site accessory structures will be demolished and pavement, landscaping, and retaining walls removed. Existing water, sewer, and drainage systems serving the station will be cut, plugged, and abandoned in place and electrical and telephone service discontinued. An underground fuel storage tank will be excavated and removed. The site will be graded to lower the floor elevation of the facility in order to accommodate the low approach angle of the ladder truck.

The new single-story structure will stand approximately 28 feet high and encloses a floor area of approximately 6,800 square feet. The building will be constructed of poured-in-place concrete with CMU exterior walls and topped by a combination hip and flat built-up roof. Firefighting apparatus to be garaged include an engine, a ladder truck, and a vehicle for the battalion chief. Interior space is allocated for a kitchen, weight room, equipment storage, locker room and toilet/shower facilities, library, offices, officers quarters, battalion chief quarters, and dormitories for the engine and ladder companies.

The access driveway and parking area at the rear of the station will be redesigned and repaved to accommodate additional parking and an access/turning area for a ladder truck. The parking area will be marked for 17 uncovered parking stalls. Four parking stalls are allocated as space for the emergency ambulance service facility when construction funds are available. The facility will be one-story with construction materials matching the new fire station.

The existing underground fuel tanks will be removed and two new underground storage tanks for gasoline and diesel fuel will be placed beneath the parking area pavement. This work contract will be administered by the City and County of Honolulu and coordinated with construction of the proposed facility. The 1,000 gallon capacity (apiece) tanks will be installed, operated, and maintained per underground storage tank system standards and regulations of the State and Federal governments.

Unpaved areas surrounding the station, primarily along Kamehameha Highway and Paleka Road, will be landscaped with grass, groundcover, and hedges. Hedges also will be planted at selected locations around the new facility for buffering and aesthetic purposes. The use of trees will be limited and planted away from driveways for visual safety.

#### LITTENBERG RESIDENCE

Location: Koolaupoko, Oahu  
TMK: 4-4-06:08

Permitting: Department of Land  
Agency: Utilization  
Contact: Diane Borchardt (527-5349)

Applicant: Richard and Barbara Littenberg

The applicants are proposing the installation of a 4-foot high chain link fence along left and right side yards of the applicant's property. The support posts will be set in concrete 12" x 30" deep at intervals, and the fence will be double posted at 40' to allow access to existing sewer easement.

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## EIS PREPARATION NOTICES

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The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

### MAUI

#### KIHEI PUBLIC LIBRARY - SITE SELECTION

Location: Kihei, Maui  
TMK: 2-2-02:42, 54  
3-9-06:11  
3-9-11:18  
3-9-12:13

Accepting  
Authority: Governor, State of Hawaii

Please send your comments to:

Proposing: Department of Accounting  
Agency: and General Services  
Attn: Charles Inatsuka  
1151 Punchbowl Street  
Kalanimoku Building, Room  
430  
Honolulu, Hawaii 96813

with a copy to:

Consultant: Royce S. Fukunaga  
c/o Fukunaga and Associates,  
Inc.  
1388 Kapiolani Boulevard,  
2nd Floor  
Honolulu, Hawaii 96814

and a copy to OEQC

Deadline: October 8, 1990

The Department of Accounting and General Services with the Department of Education, Hawaii State Public Library System proposes to construct a new public library in Kihei to serve the Maalaea, Kihei, Wailea, and Makena areas on the Island of Maui. This new 15,550 square foot facility would provide a permanent library to replace the Kihei Library Station. The existing facility, which is less than 2,000 square feet, is

located in a classroom building in the old school complex on South Kihei Road, now known as the Kihei Community Complex. The nearest full service libraries are located in Wailuku and Kahului.

Based on criteria established by the Hawaii State Public Library System, five sites were identified and evaluated in a Site Selection Report. Site A, Kihei Community Complex is located between South Kihei Road and Kenolio Road, near Uwapo Road. Site B, Future County Civic Center is located with frontage along Piilani Highway, north of the Silversword Golf Course. Site C, Waiohuli Beach Homestead is located between South Kihei Road and Halama Street, south of West Welakahao Road. Site D, adjacent to Kalama Park is located near the Kihei Fire Station on Waimahaihai Street. Site E, adjacent to Kihei School is the site of the future community park which will be developed as part of the Piilani Village project.

The proposed project, initiated by the Department of Accounting and General Services, is the selection of a site for a new public library, to be located within the Kihei community. The facility will contain the following features:

- o Driveway or access road from existing road to parking area.
- o Paved parking area.
- o Utilities to provide water, electricity, sewer, and telephone service.
- o Drainage improvements to take care of on-site drainage.
- o Landscaping

The project schedule is dependent on the selection of lands, and in the case of private lands, implementation of acquisition proceedings. Selection of State-owned land would eliminate some of these proceedings.

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### OAHU

#### SMITH-MAUNAKEA HOUSING

Location: Honolulu, Oahu  
TMK: 1-7-02:03, 04, 05

Accepting: City & County of Honolulu  
Authority: Department of General  
Planning

Proposing: Department of Housing and  
Agency: Community Development

Please send your comments to:

Consultant: William E. Wanket  
Pacific Tower 660  
1001 Bishop Street  
Honolulu, Hawaii 96811

with a copy to OEQC

Deadline: October 8, 1990

The City and County of Honolulu, Department of Housing and Community Development is proposing an apartment and commercial mixed-use development, with approximately 200,035 square feet of studio, one- and two-bedroom apartments and 16,164 square feet devoted to commercial use.

The project site of 44,677 square feet lies between Maunakea and Smith Street, and King Street and North Nimitz Highway in the Chinatown District. It is now occupied by a three-level municipal parking structure, with 260 spaces, and a two-story structure containing an eating and drinking establishment on the ground floor and other commercial uses on the second floor.

A tower of 250 feet will contain 238 apartment units, with 439 parking spaces provide in two basement levels and an adjacent parking structure on the project site. Commercial space will be located at the ground level on both the Smith and Maunakea Street frontages and on the leeward and mauka sides of an open courtyard, which separates the tower from the parking structure.

Of the total 238 apartment units, 215 will be one- and two-bedroom, ranging in size from 560 to 800 square feet; the remaining 22 units will be studio units sized from 300 to 420 square feet. The studio units will be located on the third level along Smith and Maunakea Streets and will be separated from the other units by a landscape buffer. The estimated cost of the project is approximately \$43.8 million.

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## DRAFT ENVIRONMENTAL IMPACT STATEMENTS

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A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EIS's listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control

- Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
  - o University of Hawaii Hamilton Library
  - o State Main Library (Housed at Kapiolani Community College)
  - o Kaimuki Regional Library
  - o Kaneohe Regional Library
  - o Pearl City Regional Library
  - o Hilo Regional Library
  - o Wailuku Regional Library
  - o Lihue Regional Library
  - o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

#### HAWAII

##### LILIUOKALANI TRUST KEAHUOLU LANDS OF KAILUA-KONA

Location: Kailua-Kona, Hawaii  
TMK: 7-4-08:02, 12

Please send your comments to:

Accepting Authority: State Land Use Commission  
335 Merchant Street, Room 104  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Liliuokalani Trust  
161 South King Street, 18th Floor  
Honolulu, Hawaii 96813

and

Consultant: Mr. Lee Sichter  
c/o Belt Collins and Associates  
680 Ala Moana Boulevard, Suite 200  
Honolulu, Hawaii 96813

and a copy to OEQC

Deadline: October 8, 1990

The applicant, Liliuokalani Trust Estate, is proposing to lease for development 1,135 acres of its land immediately north of Kailua town. This land is part of a 4,000-acre ocean to mountain top ahupua'a left to the Trust by Queen Liliuokalani in her will for the purpose of assisting orphaned Hawaiian children.

The proposed project consists of the four principal elements, an Urban Expansion Area, a Residential Community, a Business Expansion Area, and a Regional Transportation Network. The Trust intends to retain ownership of the Urban Expansion Area and the Business Expansion Area, sell the Residential Development Area to the State of Hawaii, and participate with the State, County, and other land owners in the construction and dedication of regional infrastructure, including the Regional Transportation Network. For those areas retained by the Trust, developers will be selected to construct the individual projects according to specifications established by the Trust. Restrictive covenants will be established to guide the development, operation and maintenance of buildings and facilities developed on Trust property. Lease rents derived from the various projects will provide the Trust with a major source of new revenue to support its beneficiaries.

The following is a summary of the proposed development:

- o The 465-acre Urban Expansion Area is proposed as the central element of urban expansion in the North Kona region. It will provide a variety of land uses which combine to create a new region-serving activity center for Kailua. Included in this area are the following proposed uses: a 145-acre Regional Shopping Center; a 20-acre Financial Plaza; a 35-acre Regional Hospital; a 25-acre Professional Plaza including medical offices; a 20-acre Business Hotel; a 30-acre civic and Cultural Center; as well as 68 additional acres of commercial land, 95 acres for Office expansion, and 34 acres of Open Space, Park, and an Historic Reserve which contains numerous archaeological sites.
- o A 450-acre area including all of that portion of the project mauka of the center line of a planned Mid-Level Roadway, which creates the eastern boundary of the Urban Expansion Area, is proposed for sale to the State of Hawaii. The land uses for this mauka area will, subsequently, be determined by the State of Hawaii rather than by the Trustees. A number of alternative uses have been considered including affordable and market housing, a West Hawaii university campus, and a regional sports facility. However, it is anticipated for the purposes of this study that the entire 450 acres will be developed as a residential community.
- o The third component consists of approximately 229 acres of land located

makai of Queen Kaahumanu Highway between the Trust's Conservation district land and the Kona Industrial Subdivision 100-acre expansion area. This parcel is proposed for long-term development as a mixed-use expansion area for retail, commercial and wholesale businesses, and recreational uses. It includes the Kona Children's Center which presently occupies a small parcel within the proposed expansion area and has leased an adjoining parcel to a privately-owned aquaculture project. Because the Business Expansion Area is proposed for development in a later phase of the project, the activities of the Kona Children's Center will not be disrupted in the foreseeable future.

- o Finally, the Trust proposes a Regional Transportation Network be implemented in coordination with development projects proposed by landowners throughout the area. The Regional Transportation Network is designed to relieve major traffic problems, especially in the area of Palani Road and Queen Kaahumanu Highway. The components of this system include the following:
  1. A 300-foot wide setback for Queen Kaahumanu Highway to provide space for the eventual expansion of Queen Kaahumanu Highway and/or a frontage road along the mauka side of the highway.
  2. A new mauka-makai roadway extending through the subject property, tentatively called the Queen Liliuokalani Boulevard. It will consist of a 120-foot right-of-way and provide access to the proposed project including the proposed Regional Shopping Center and help to reduce traffic congestion on Palani Road.
  3. A Mid-Level Roadway separating the proposed urban expansion from the proposed Residential Development on the 450 acres to be purchased by the State. This roadway would consist of a 120 foot right-of-way with two lanes generally paralleling Queen Kaahumanu Highway.
  4. A secondary roadway consisting of a 60 foot right-of-way linking the northern portion of the urban expansion to Queen Liliuokalani Boulevard.
  5. Waena Drive, a 60-foot right-of-way depicted by the Housing Finance and Development Corporation in its

Kealahou Planned Community Concept Plan and by the County of Hawaii in its Kealahou to Kailua Development Plan. It provides a link from Palani Road to the proposed Kealahou development.

## LANAI

### LANAI AIRPORT MASTER PLAN IMPROVEMENTS

Location: Kalulu, Lanai  
TMK: 4-9-02:01, 41, 46, & 47

Please send your comments to:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

with a copy of your comments to:

Proposing Agency: State Department of Transportation, Airports Division  
c/o Dean Nakagawa  
Honolulu International Airport  
Honolulu, Hawaii 96819

and

Consultant: Reginald Suzuka  
ParEn, Inc. dba Park Engineering  
Kawaiahao Plaza, Suite 300  
567 South King Street  
Honolulu, Hawaii 96813

Deadline: September 24, 1990

The State of Hawaii, Department of Transportation, Airports Division, is proposing to improve the existing Lanai Airport as recommended in the 1990 Lanai Airport Master Plan. The recommended improvements include acquiring 390 acres of private lands around the Airport for runway extension, runway clear zones, terminal area expansion and Airport protection.

Runway 3-21 would be extended by 2,000 feet to the northeast for a total length of 7,000 feet. The existing 5,000-foot runway would be overlaid and strengthened. A parallel taxiway and new entry/exit taxiways would be built. Runway safety areas, blast pads, and holding aprons would be provided at both ends of Runway 3-21.

An Instrument Landing System (ILS) and Approach Lighting System (ALS) would be installed on Runway 3. A Precision Approach Path Indicator (PAPI) and Runway End Identifier Lights (REIL) would be installed on Runway 21. High Intensity Runway Lights (HIRL) would be installed along the runway extension as well as the existing runway. Medium Intensity Taxiway Lights (MITL) would be installed on the new and existing taxiways. An Automated Weather Observing System (AWOS) would be installed near the end of Runway 3.

A new passenger terminal building would be constructed to accommodate both scheduled air carrier and commuter airlines. A new public, employee and rental car parking lot would be built. The aircraft parking apron would be extended at the southwest and northeast ends. A new facility to consolidate air cargo operations is proposed together with truck and vehicular parking. New general aviation facilities are proposed. The old passenger terminal and cargo buildings would be demolished. A new helicopter air taxi facility would be developed as the demand warrants.

The extension of utility systems including water, drainage, sewage, electrical and communications would be required to serve the new passenger terminal, air cargo and general aviation areas. New lighting systems are also proposed for the aircraft parking apron areas, access and service roads and parking lots.

The Airport Access Road off Kaunapali Highway would be widened and landscaped. New service roads and an airfield perimeter service road have been provided.

New perimeter fencing to conform with land acquisition is provided together with new security fencing in the terminal area. New airport support, ground transportation and fuel farm areas would be developed as necessary.

## MAUI

### KULA WATER SYSTEM RESERVOIR

Location: Makawao, Maui  
TMK: 2-4-16:01, 04

Please send your comments to:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control

465 South King Street, Room 104  
Honolulu, Hawaii 96813

With a copy of your comments to:

Proposing Agency: Department of Land and Natural Resources  
Division of Water Resource Management  
Attn: Andy Monden  
P.O. Box 373  
Honolulu, Hawaii 96809

and a copy to:

Consultant: Chester Koga  
R.M. Towill Corporation  
420 Waiakamilo Road, #411  
Honolulu, Hawaii 96817-4941

Deadline: October 23, 1990

The State Department of Land and Natural Resources, Division of Water Resource Management is proposing to construct two 50-million gallon (mg) reservoirs in the Upper Kula area of the island of Maui. The purpose of constructing these new reservoirs is to provide additional water storage capacity to minimize the need to impose water use restrictions, which is a common occurrence in Kula, especially during drought periods. The existing storage capacity is insufficient to provide adequate amounts of water during the drought periods and requires expensive pumping costs from the Wailoa Ditch, located 3,100 feet downslope of the Upper Kula Water System, to supplement the water supply. The addition of the new reservoirs will provide adequate water storage capacity to the year 2000 and minimize water use restrictions and expensive pumping costs.

The proposed reservoirs are located on the northern slopes of Haleakala, between elevations 4100 and 4300 feet above mean sea level. The reservoirs and a disposal site for excess excavated material are planned on a portion of a 145 acre parcel owned by the State of Hawaii. A small portion of the reservoirs will be developed on an adjoining 9,900 acre parcel owned by the Haleakala Ranch Company.

The new reservoirs will cover approximately 30 acres and consist of two 50 mg storage basins. The overall surface area of the two reservoirs together measures 1510 feet by 879 feet with a bottom depth of 30 feet. The reservoirs will be lined with an impervious layer of concrete and enclosed by a six foot high chain link fence. The basins will have a total storage capacity

100 mg. The reservoirs will be fed by a newly installed 36 inch transmission main from the Waikamoi Arch Dam. The outlet will also be a 36 inch transmission main that leads to the Olinda water treatment plant. The designed spillway elevation is 4210 feet above mean sea level.

Two concrete lined diversion ditches are planned on the mauka side of the reservoirs to direct surface runoff to existing gulches on the east and west side of the reservoirs to prevent surface runoff from entering the new reservoirs.

The excavated material will be used to berm up the side of the new reservoirs and the excess excavated material will be disposed of on the 145 acre parcel site at a designated disposal site. The bermed up area around the reservoirs and the disposal site will be grassed to minimize soil erosion.

#### MOLOKAI

#### KALAUPAPA AIRPORT MASTER PLAN IMPROVEMENTS

Location: Kalawao County, Molokai  
TMK: 2-6-1:01

Please send your comments to:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

and: Federal Aviation Administration  
Honolulu Airports District Office  
Honolulu International Airport  
Honolulu, Hawaii 96819

with a copy of your comments to:

Proposing Agency: Department of Transportation  
Airports Division  
c/o Dean Nakagawa  
Honolulu International Airport  
Honolulu, Hawaii 96819

and

Consultant: Gordon Chapman  
c/o Edward K. Noda and Associates, Inc.

615 Piikoi Street, Suite 1000  
Honolulu, Hawaii 96814

Deadline: September 24, 1990

The State of Hawaii, Department of Transportation, Airports Division is proposing to improve the existing Kalaupapa Airport runway. The improvements under consideration include widening and rotating (nominally) five degrees to the east the existing runway; adding extended runway safety areas, blast pads and larger aircraft turnarounds. In addition, a paved taxiway (grassblock) will be constructed between the runway and terminal area and a paved (grassblock) aircraft parking apron adjacent to the passenger terminal building may be constructed. The proposed project also includes providing airfield lighting for nighttime medical evacuation; relocating the lighthouse road; improving the airport access road (on its present alignment) between the terminal and Settlement; and improving the utility systems to serve other airport developments. The proposed action does not include any modifications to the existing terminal building.

#### OAHU

#### THE WATERFRONT AT ALOHA TOWER

Location: Honolulu, Oahu  
TMK: 1-7-01:01, 02, 03, 04  
2-1-01:01, 05, 06  
2-1-13:07  
2-1-15:01, 11, 12  
2-1-27:01

Please send your comments to:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

and a copy to:

Proposing Agency: Aloha Tower Development Corporation c/o Earl Matsukawa,  
Wilson Okamoto & Associates, Inc.  
1150 South King Street, 8th Floor  
Honolulu, Hawaii 96814

Deadline: October 8, 1990

The Aloha Tower Development Corporation is proposing The Waterfront at Aloha Tower which will integrate cruise ship and intra-island ferry terminal facilities with governmental and commercial office, park, hotel, retail and residential condominium uses. Specifically, proposed development components will include: the Maritime Building and Passenger Terminal with commercial and governmental offices at Piers 5 and 6; the Pedestrian Promenade extending from Piers 5 to 14 with retail emphasis between Piers 6 and 9; Aloha Tower Marketplace retail and office space at Piers 8 and 9 with maritime improvements at the pier fronts; a refurbished and beautified Aloha Tower; restoration of Irwin Park; the Harbor Centre Hotel at Piers 10 and 11; an international cruise ship terminal at Piers 10 and 11; the Harbor Centre office complex at Pier 11; Honolulu Fort Historic Park at Pier 12; and Honolulu Harborside condominiums at Piers 13 and 14 with maritime facilities at pier level. The project land area is approximately 22.4 acres.

The Maritime Building and Passenger Terminal at Piers 5 and 6 - will be built on Piers 5 and 6, which will be extended to the Federal Project Line (FPL). There will be no increase in the present fill land. As requested by the State, the developers, in conjunction with the Department of Transportation-Harbors Division, will seek to extend this line even further to construct catwalks and breasting dolphins to accommodate the length of larger ships from bow to stern.

Duke Kahanamoku Water Sports Center at Pier 7 - will provide a clubhouse with conference space, showers, and locker rooms for club members and athletes. The facility will be a collaborative effort with the staff of the Hawaii Maritime Center, also located at Pier 7.

The Aloha Tower Marketplace at Piers 8-9 - based on the concept of a "festival marketplace" will be the primary destination of visitors to the waterfront. The Marketplace will feature retail shops, a variety of small vendors with emphasis on local ownership, and food outlets with a distinctly local character in approximately 307,000 gross square feet of retail space. A multi-plex cinema and entertainment center are planned to complement these attractions. The Marketplace will also function as an extension of the Pacific Canoe Museum at Pier 7, with appropriate displays throughout the common areas. The upper two floors of the marketplace will be reserved for approximately 130,000 gross square feet of commercial office space, adding the vitality of integrated joint-use to the marketplace

concept.

2507  
Honolulu, Hawaii 96813

c/o Helber, Hastert & Kimura,  
Planners

Hotel/Office Tower/Passenger Terminal at Piers 10 and 11 - A two-level cruise ship passenger terminal will front Piers 10 and 11, and the Harbor Centre Hotel will occupy the floors above. The adjoining Harbor Centre Office Complex at the mauka end of Pier 11 will be integrated with the hotel and will offer scenic harbor vistas.

Honolulu Fort Historic Park at Pier 12 - A monument to the history of Honolulu Harbor will feature an interpretive display and broad steps leading to the waters' edge where the last remnants of the old Forts' coral blocks are still visible. The park will be pedestrian-oriented, with no vehicular access or parking.

Honolulu Harborside Condominiums at Piers 13 and 14 - will include up to 350 units on Piers 13 and 14, in articulated twin towers approximately 400 feet tall. All above ground parking shall be architecturally screened from view. At pier level, facilities for supporting ferry operations, including office space, berthing and light maintenance facilities, shall be provided.

Pedestrian Promenade - will connect all components of the waterfront from Piers 5 to 14. This feature complements the State's long-range plan to make as much of the coastline as possible from Waikiki to the airport accessible to the public. There will be up to 9,600 gross square feet of retail space on the promenade, consisting of vendor-type small mobile facilities. The Promenade is linked to adjacent areas of Downtown Honolulu by means of wide new crosswalks at resignalized intersections across Nimitz Highway plus the pedestrian overpass connecting the project to the financial district at Walker Park.

#### WAIKIKIAN HOTEL

Location: Waikiki, Oahu  
TMK: 2-6-09:02, 03, 10

Please send your comments to:

Accepting City and County of Honolulu  
Authority: Department of Land  
Utilization

with a copy of your comments to:

Applicant: JAMI Corporation  
c/o Tyrone Kusao  
Tyrone T. Kusao, Inc.  
1188 Bishop Street, Suite

and a copy to OEQC

Deadline: October 23, 1990

The applicant is proposing to demolish the Waikikian Hotel and rebuild a new hotel on the site with approximately 264 units (totalling 236,330 square feet), 20,000 square feet of commercial and administrative office space, and parking for 180 automobiles.

There will be three parking levels, starting at grade, and a tower containing 256 of the guest rooms to a total height of 350 feet. A separate, four-story structure will contain eight additional "Ocean Terrace" guest rooms. Of the total 20,000 square feet of commercial/office space, approximately 8,000 will be occupied by office and administrative functions, 7,000 will be set aside for shops, and 5,000 square feet will house the Tahitian Lanai, which will continue its restaurant on the project site.

The project site is in the Resort Hotel Precinct of the Waikiki Special District. All existing structures on the project site will be demolished. Other construction activities will include clearing, but minimal grading, since the site is relatively level. All new construction work will be done at grade, and no major alteration of land forms is proposed.

#### FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EIS's have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

#### HAWAII

##### HONOKOHAU INDUSTRIAL PARK

Location: North Kona, Hawaii  
TMK: 7-4-08:26 & 49

Applicant: Robert S. McClean

Accepting  
Authority: State Land Use Commission

Status: Accepted by the State Land  
Use Commission on May 10,  
1990.

The applicant, Robert S. McClean, seeks incremental districting of the 89.5-acre property to develop the site for light industrial, commercial, and service-related uses.

The proposed project is broken down into two increments:

Increment I is a 45.5-acre development intended to provide space for light industrial activities which generally require larger lots and open storage areas. Increment I proposes the following:

- o continuation of ready-mix concrete and quarrying operations of West Hawaii Concrete;
- o sale of boats and marine products and the continuation of the storage, construction, repair and maintenance of boats and other marine-related activities;
- o sales of lumber, hardware and construction materials and services, the manufacture of lumber products;
- o development of self-storage facilities;
- o development of an automotive repair and service center, and an automotive sales lot for new and/or used cars;
- o storage of trucks, buses and construction equipment;
- o Office and storage facilities for contractors and small businesses, and production and sale of nursery products.

Increment II is proposed to be developed for commercial and service-related uses. This includes uses intended to support proposed civic activities at Kealahou, along with uses that would support the general economic development of the region. Specific types of activities might include offices, restaurants and other related commercial operations, as well as wholesale services to retail businesses, businesses which produce local consumer goods, services which support the local building industry, light manufacturing, etc.

The project site is located about three

north of Kailua-Kona, approximately 1,000 feet mauka of the Queen Kaahumanu Highway northeast of the Honokohau Small Boat Harbor. The makai 74.6 acres of the project site lie within the General Subzone of the State Conservation District. The mauka 14.9 acres are in the State Agricultural District.

## HAWAII

### KAILUA PARK EXPANSION PROJECT

Location: North Kona, Hawaii  
TMK: 7-5-05:07 & 83

Accepting Authority: Governor, State of Hawaii  
c/o The Office of Environmental Quality Control

Proposing Agency: Hawaii County  
Department of Parks and Recreation

Status: Currently being processed by the Office of Environmental Quality Control.

The Department of Parks and Recreation, County of Hawaii is proposing a master plan for new site improvements and facilities at its present "old Kona Airport site."

The County of Hawaii presently shares the old Kona Airport site with facilities belonging to the State of Hawaii, Department of Land and Natural Resources, State Parks Division. Present facilities provided and maintained by the County include two softball fields, a football field, two soccer fields, four tennis courts, a basketball court, a bicycle motocross, horseshoe pits, playground equipment, and a community center structure. Parking is abundant at the site with unstructured parking areas on open portions of the old airport runway. The State of Hawaii provides a large special events pavilion and beach recreation facilities at the north end of the old airport site.

The proposed Kailua Park is located approximately 1/2 mile north of the center of Kailua-Kona in the district of North Kona. The site is bordered by a residential subdivision on the west (Kailua Bay Estates), the State Parks portion of the old Kona Airport on the north, and vacant land to the east and south. Kuakini Highway terminates at the park site. In 1986, twenty acres were added to the County park site, which is approximately 34 acres, through a 40-year

lease with the State of Hawaii. It is on this added portion that the new improvements of the Kailua Park Master Plan are proposed for construction.

The County of Hawaii, Department of Parks and Recreation, proposes to develop a new gymnasium at Kailua Park. A longer term second phase of development would include the construction of additional multi-purpose fields, tennis courts, and more vehicular parking. The third and final phase of development would consist of the development of a swimming pool.

Preliminary cost estimates, developed by Smelker Associates, Architect, indicated a project cost of approximately \$3,087,000 for initial construction of the gymnasium and related site improvements. Later development phases would cost approximately \$4.2 million (based on first quarter, 1989 dollars). Total project cost is \$7.3 million.

## KAUAI

### HANALEI PIER RECONSTRUCTION

Location: Hanalei, Kauai  
TMK: 5-5-01:08

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control

Proposing Agency: Department of Land and Natural Resources

Status: Currently being processed by the Office of Environmental Quality Control

The State of Hawaii, Department of Land and Natural Resources is proposing the reconstruction of the Hanalei Pier. The proposed project involves the reconstruction of the existing pier consisting of the removal of the deteriorated pier and concrete pilings; installation of new concrete pilings and concrete pier; and the installation of handrails along the perimeter of the pier for public safety. The existing shed will be removed and replaced upon reconstruction of the new platform decking.

The pier extends 535 feet from Weke Road into the waters of Hanalei Bay. It consists of a 12'6" wide by 465' long concrete approach ramp which extends approximately 305 feet into Hanalei Bay to a 30' x 70' concrete platform covered with a wooden

shed. Railroad tracks sit within a bed of sand and gravel throughout the approach ramp and the platform area. The track bed in the platform area has been filled with concrete.

This project will involve the reconstruction of the pier in phases based upon the availability of funds. The project will begin with work on the outermost portion of the pier since this is the area that has suffered the most deterioration. The estimated construction cost for this project is approximately \$2,204,000.

## OAHU

### KAAHUMANU PARKING STRUCTURE REDEVELOPMENT

Location: Honolulu, Oahu  
TMK: 2-1-02:16, 20, 26, & 56

Accepting Authority: City and County of Honolulu  
Department of General Planning

Proposing Agency: City and County of Honolulu  
Department of Housing and Community Development

Status: Currently being processed by the Department of General Planning

The Kaahumanu Parking Structure Redevelopment plan covers 1.85 acres of land comprising four parcels. The parcels are bounded by Nimitz Highway, Queen Street, Nuuanu Avenue, and Merchant Street. Three of the parcels are owned by the City and County of Honolulu; the fourth is owned by the State of Hawaii. The City will acquire or lease the state-owned parcel.

The overall redevelopment concept is a high quality urban complex combining residential, office, and commercial uses. The project area is proposed to be over 492,000 square feet. Envisioned as a mixed-use development, the project will combine a downtown hotel/condominium, a first-class office tower, and a commercial plaza with retail shops and restaurants. The plan is comprised of a multi-tower complex. The buildings will be bridged over Bethel Street at the upper level for pedestrian movement.

There are four components which are included in the plan. The "Promenade" is planned as a two-level shopping Galleria providing 32,000 square feet of leasable area

for retail, restaurant, and office space. The "Water Tower at Harbor Court" will provide 120 luxury two-bedroom, two-bath, hotel-condominium apartments. The tower will have about 215,500 square feet of space. The "Pier Tower at Harbor Court" will add approximately 200,000 square feet of first-class office space to the inventory. Each of the 19 floors will typically have about 10,500 gross square feet of space. The "Rampart Suites," a six-story structure, will be occupied by about 41,200 square feet of retail and commercial office activities.

All of the 462 existing parking stalls, 411 from the Kaahumanu parking garage and 51 from the old police station parking lot, will be replaced. A total of 1,055 stalls are planned in the new project. 462 stalls will be owned by the City and made available to the public at municipal rates, 120 spaces will be assigned to the hotel-condominium apartments (one per unit), and the remaining 473 spaces will be reserved for use by the office, retail, and commercial occupants of the "Pier Tower" and "Rampart Suites."

#### KAWAINUI MARSH FLOOD DAMAGE MITIGATION PROJECT

Location: Koolaupoko, Oahu  
TMK: 4-2-16:01, 02

Accepting Authorities: Mayor, City & County of Honolulu c/o Department of General Planning

and Governor, State of Hawaii  
c/o OEQC

Proposing Agency: City & County of Honolulu, Department of Public Works

Status: Accepted by the Department of General Planning on July 17, 1990. Currently being processed by the Office of Environmental Quality Control

The City and County of Honolulu proposes to implement a plan to increase the ability of Kawainui Marsh to distribute and store stormwater runoff in order to reduce the potential for flooding of Coconut Grove. The purpose of this action is to meet or exceed the design objective of 3,000 acre-feet of flood storage capacity established for the original Corps of Engineers' project. This action is proposed as an alternative to the construction of a channel through the marsh.

The proposed action is a modification of the proposal in the Draft Environmental Impact Statement. The basic elements of the revised plan are:

- Opening approximately 10,000 linear feet of waterway which will create approximately 10 acres of open water to distribute flood water more efficiently within the interior of the marsh;
- Clearing vegetation and sediment from existing ponds to provide approximately 20 acres of open water to enhance flow into the waterways and reduce the presence of floating material which could block flow and impede flood water distribution;
- Construction of a processing and handling area for the materials removed in order to maintain the elements completed in a) and b) above in a functioning condition.

There are several differences in the revised plan. The waterway alignments have been changed to follow as much as possible the abandoned agricultural canals within the marsh and their size has been increased (but no change in proposed depth) to improve flood water distribution. The waterways have been shortened; they extend only to the central areas of the marsh and not to Oneawa Canal. The low flow weir within the marsh on the emergency ditch, the levee modifications and overflow system as well as changes to the Kaelepulu drainage system have been deleted. Corps of Engineers' studies will address proposed changes to the levee and outlet. City and County of Honolulu proposals to clean Kaelepulu Stream will be addressed by separate study.

In addition, the plan calls for the construction of sediment and vegetation settling and handling basins, needed for long-term maintenance of the waterways.

The waterways will be constructed by a combination of mechanical equipment removal, blasting, and application of chemicals to control new vegetation growth. The unused landfill (portion adjacent to the model airplane field) will be converted into a processing area for green vegetation, peat and sediment. The drying beds will be sealed to reduce potential for leachate through the old landfill material. The materials will be processed and treated to control odors and acidity, and dried to meet federal and state regulations for landfill disposal.

The estimated first cost of construction is \$4,112,000. Maintenance equipment is

expected to cost between \$458,000 to \$704,000. The material removed from marsh may be disposed at a landfill.

Coordination of the construction and maintenance work with fish and wildlife, and historic preservation agencies will be required in the construction contract documents. Public notification will be provided before any use of explosives is authorized. All required permits will be obtained prior to the initiation of work.

#### KAHEKILI HIGHWAY WIDENING AND INTERCHANGE

Location: Windward, Oahu  
TMK: 4-5-82  
4-5-25  
4-5-26

Proposing Agency: Department of Transportation Highway Division

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control

Status: Currently being processed by the Office of Environmental Quality Control

The Kahekili Highway Widening and change project is located on the Windward side of Oahu between Likelike Highway in Kaneohe and Kamehameha Highway near Kahaluu Stream. Kahekili Highway passes through Kaneohe, Heeie, Haiku and Ahuimanu. The proposed project involves the construction of a traffic interchange at the intersection of Likelike and Kahekili Highways and the widening of Kahekili Highway from a two-lane road to a multi-lane, divided facility from the interchange to Kamehameha Highway, a distance of approximately 4.4 miles.

The existing Kahekili Highway, a two-lane facility, intersects Likelike Highway, a four-lane, divided facility, at a T-type of intersection. A third lane between Likelike Highway and Haiku Road was recently completed to accommodate left turning movements in both directions. Kahekili Highway was constructed as the first increment of a future four-lane divided highway within a minimum 120 feet right-of-way. Kahekili Highway is a principal arterial roadway which connects the communities of Kahaluu and the Koolauloa coast to Likelike Highway. The other major roadway in the Kaneohe-Kahaluu corridor is Kamehameha Highway. Kameh-

highway is a major collector road which passes through Kaneohe Town.

#### NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 548-6915.

#### PROPOSED DEVELOPMENTS AT NAVAL BASE PEARL HARBOR

Location: Pearl Harbor, Oahu  
TMK: 9-9-01

Please send your comments to:

Commander  
Pacific Division, Naval Facilities  
Engineering Command  
Pearl Harbor, Hawaii 96860-7300  
Attention: Mr. Gordon Ishikawa,  
Code 09P2  
Telephone (808) 471-3088

Comments on the Final EIS will be considered by the Navy in its Record of Decision and should be provided in writing to Mr. Ishikawa at the address given above. Please also send a copy of your comments to the Office of Environmental Quality Control.

Deadline for comments is September 17, 1990.

A Final Environmental Impact Statement which has been prepared by the Department of the Navy in cooperation with the U.S. Coast Guard and Army Corps of Engineers, addresses the potential impacts of the following actions at Naval Base Pearl Harbor: (1) improvement of access to Ford Island; (2) further development of Ford Island; and (3) construction of various operational and personnel support facilities at Ford Island, the Naval Shipyard, and the Naval Station to support the relocation of a battle ship and two cruisers, in accordance with the Base Realignment and closure Act of 1988.

Alternatives are proposed to provide a transportation link between Ford Island and the main side of Pearl Harbor, including various design options, terminals, and funding strategies. The preferred alternative is a 4,100-foot-long retractable floating

bridge between Halawa Landing (near Richardson Recreation Center) and a site on Ford Island near Saratoga Boulevard. It would have the following navigational clearances:

Horizontal: 100 feet between fenders in the closed position.  
640 feet horizontal clearance in the open position.  
Vertical: 30 feet above mean high water in the closed position.  
Unlimited vertical clearance in the open position.

Other proposed developments include up to 1,200 family housing units, troop housing, recreation facilities, neighborhood amenities, and waterfront, maintenance, storage, and training facilities.

As part of the EIS, studies and surveys were conducted in various subject areas, including marine biology, water quality, historic and archaeological resources, air quality, noise, traffic, aesthetics, navigation, and socioeconomics. The Final EIS presents the results of these studies and describes the impact of the proposed actions and the measures planned to mitigate negative impacts, and incorporates comments received on the Draft EIS.

#### FINDING OF NO SIGNIFICANT IMPACT (FONSI)

#### HICKAM AIR FORCE BASE - FACILITIES IMPROVEMENTS

Location: Hickam AFB, Oahu

Proposing Agency: Department of the Air Force  
Headquarters 15th Air Base Wing  
Contact: Robert Leong (449-8998)

The proposed project consists of the implementation of five agreed upon facilities improvements which are part of the negotiated compensation for a land exchange between the Department of the Air Force, Hickam Air Force Base and the State of Hawaii, Department of Transportation. The improvements under consideration are the result of an alternative analysis which selected the below described structures. The facilities to be improved and the conditions of the land exchange were specified by the Congress of the United States in Section 2813, Public Law 101-189, 1989.

- a. 100 units of Military Family Housing at

Hickam AFB;

- b. Construction of an Enlisted Personnel Dormitory at Hickam AFB;
- c. Renovation of an existing Enlisted Personnel Dormitory at Hickam AFB;
- d. Construction of a replacement ammunition bunker to replace three existing bunkers on the exchange site; and
- e. Relocation of all Hickam AFB boundary fencing around the perimeter of the exchange site.

Additionally, the State will develop the exchange site to be used for the construction of a new intra-island aircraft maintenance facility to replace the existing facility which must be demolished to allow expansion and improvement of Honolulu International Airport.

#### STRATEGIC TARGET SYSTEM (STARS) PROGRAM

Proposing Agency: Department of the Army  
U.S. Army Strategic Defense Command - Huntsville

Questions regarding this document or requests for additional copies, should be addressed to:

U.S. Army Strategic Defense Command  
ATTN: CSSD-EN  
Post Office Box 1500  
Huntsville, Alabama 35807-3801

Deadline for receipt of public comment is September 14, 1990.

The Strategic Target System (STARS) program call for design and development of the STARS booster and ground support handling and test equipment. A study of available booster assets, their condition, and quantities available was undertaken, resulting in a decision to utilize boosters from the retired Polaris A3 system to provide this ongoing launch capability. The A3 first- and second-stage boosters, together with a third-stage ORBUS 1 motor to provide maneuvering capability, will be used to deliver various experimental payloads through near space to U.S. Army Kwajalein Atoll. These payloads, will be sensors or targets that simulate re-entry vehicles. This program would involve launching the STARS booster from the Kauai Test Facility (KTF),

located on the Pacific Missile Range Facility (PMRF), Kauai, Hawaii. The PMRF security force would clear, close and monitor traffic to portions of the beach area and roads to ensure public safety. The booster would deliver target vehicles to the U.S. Army Kwajalein Atoll, Republic of the Marshall Islands, where existing sensors can collect data on the payloads.

A new payload liquid propellant holding area for nitrogen tetroxide ( $N_2O_4$ ) and hydrazines, which are used in some of the payloads, and an interim hazardous waste staging area would be constructed at the KTF to support various flight programs. The facility would be constructed in a previously disturbed area and would consist of three separate shelters. The preliminary design specifies two shelters (one for hydrazines and one for  $N_2O_4$ ) to be approximately 2.4 by 3 meters and one shelter (decontamination pad and temporary hazardous waste staging) to be approximately 3 by 6 meters. The three concrete holding pads would be open structures with shade covers to protect the materials from direct solar radiation. The pads would also be designed with catchment basins to contain any inadvertent spills to the pad area. A paved road would extend to each site and each pad would be protected by security fencing. Construction activities would utilize existing KTF personnel.

#### NOTICES

#### AVAILABILITY OF REPORT

#### HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by writing to:

Environmental Council  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

#### MEETINGS

#### HAWAII'S COASTAL ZONE MANAGEMENT PROGRAM - PUBLIC MEETINGS

Hawaii's Coastal Zone Management (CZM) Program involves State and County agencies working together to manage Hawaii's coastal resources. These resources include beaches, fishponds, marinas, wetlands, quality of marine waters, anchialine ponds, historic sites, sea turtles, harbors, estuarine bays, and many others. Historically, culturally, recreationally, and economically, they are part of our lives.

Hawaii's CZM Program is the responsibility of the Office of State Planning in the Governor's Office. It was approved in 1978. After twelve years, we think its time to evaluate the program to determine what changes are needed. We want to know what you think about the CZM Program's successes and failures.

#### PUBLIC MEETINGS ARE TO BE HELD ON THE FOLLOWING DAYS:

Sept. 12, 7:00 p.m. Kaunakakai School, Cafetorium, Molokai

Please contact the County Planning Office, or the Hawaii CZM Program at 548-8467 for information.

All meeting locations are disability accessible. Should you need additional assistance for other disabilities, for example, sign language interpretation and large type print, please contact the CZM Office at 548-8467 at least four working days before the scheduled meeting.

#### EIS ADVISORY

#### ENVIRONMENTAL ASSESSMENTS AND NOTICES OF DETERMINATION

Agencies and applicants should be diligent in preparing environmental assessments to assure that they meet the letter and intent of the law.

Information should be contained in the documents which will substantiate statements and decisions. (i.e. There should be substantiating evidence to justify the statement that there will be no

environmental impacts.)

Per Section 10, Chapter 200 of Title Administrative Rules, Department of Health, environmental assessments shall contain:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.

Projects should not be done on an incremental basis to avoid preparation of an environmental impact statement. Per Section 12, Chapter 200, the agency shall consider every phase of a proposed action, expected consequences, both primary secondary, and the cumulative as well as short and long-term effects of the action.

Please refer to Chapter 200 for more information or call OEQC at 548-6915.

# PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules  
entitled "Shoreline Certification"

Date: Sept. 8, 1990      Number: 90-017

**NOTICE OF APPLICATION:** Application available for inspection at  
District Land Offices on the islands of Kauai, Hawaii and Maui and at  
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

	LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1)	Lot 18 of Punaluu Beach Lots (File Plan 202) (Puna- luu, Koolauloa, Oahu)	Towill, Shigeoka and Associates, Inc. for Arthur & Susan York	5-3-01:18	8/20/90
2)	Lot 10, Waialae Beach Lots, Sec. "A" (Honolulu, Oahu)	Austin, Tsutsumi and Associates, Inc. for Hiro Pacific Corp.	3-5-6:15	8/20/90
3)	Lot 60 of Ld. Ct. App. 776 as Shown on Map 7 (Laie, Koolauloa, Oahu)	A Surveyor for David Frid	5-5-11:38	8/21/90
4)	Lots 4-A-1 and 4-A-2 of Paty Tract (Kawailoa, Waialua, Oahu)	A Surveyor for Rodney and Michael Lee	6-1-12:4 & 39	8/21/90
5)	Lot 169 of Ld. Ct. App. 323, 384 Dune Circle (Kailua, Koolau- poko, Oahu)	Cummins & Cummins for John Harada	4-3-17:35	8/22/90
6)	5511 Kalaniana'ole Hwy., Lot 54 of Niu Beach Lots (File Plan 279) Niu, Waikiki, Honolulu, Oahu)	Cummins & Cummins for American Trust Co.	3-7-01:9	8/22/90

Comments on application may be made in writing to the State Land Surveyor  
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu  
within fourteen (14) days of this notice.

Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 2 (continued)			
7) <u>58-023 Makanale</u> <u>St., Lot 176, Ld.</u> <u>Ct. App. 1095</u> (Kaunala, Koolau- loa, Oahu)	Robert Sing for Ed Rothman	5-8-03:72	8/23/90
8) <u>Lot 46-A, Ld. Ct.</u> <u>App. 1744, Por.</u> <u>of Hanakaoo</u> (Kaanapali, Lahaina, Maui)	Austin, Tsutsumi and Associates, Inc. for Tobishima Pacific, Inc. and Amfac Property Investment	4-4-6:5	8/20/90
9) <u>Lot 1-B and C,</u> <u>Ld. Ct. App. 1089</u> (Kamananui, Waialua, Oahu)	Wm. Dean Alcon and Associates, Inc. for Shull Bonsall Sr. and Shull Bonsall Jr.	6-7-01:51	8/29/90
10) <u>Lots C and D</u> <u>Being Por. of</u> <u>Grants S-13807</u> <u>and S-13664 to</u> <u>Sung Hi Lim and</u> <u>Sook Myeng Ann</u> <u>Lim (Pupukea,</u> <u>Koolauloa, Oahu)</u>	ParEn, Inc. for Max S.H. and Lily S.M. Lim	5-9-04:32 & 33	9/5/90
11) <u>Lot 1-A-36 of Ld.</u> <u>Ct. App. 1089</u> (Map 40) Kamana- nui, Waialua, Oahu	Dennis Tarrin	6-7-15:43	8/31/90

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
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Page 3 (continued)

12) 68-961 Farrington Hwy. (Kawaihapai, Waialua, Oahu)	Harry K. Matsuo for Herman Soares, et al.	6-6-08:5	8/22/90
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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

	LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1)	Lot 266, Ld. Ct. App. 632 (Kaunakakai, Molokai)	Walter P. Thompson, Inc. for Joseph Kiefer	5-3-06:7	8/21/90(C)
2)	Lot 13 of Kahana Sunset Beach Lots Being a Por. of Allotment 51-A of Mailepai Hui Ld. Being a Por. of R.P. 1663, L.C. Aw. 5524 to L. Konia (Alaeloa and Honokeana, Kaanapali, Maui)	George F. Newcomer Land Surveyors, Inc. for Yoji Takahashi	4-3-07:13	8/21/90(C)
3)	Lot 44 of Waio- huli, Keokea Beach Lots Land Series Being Grant 12360 to H. Oka & S.O. Oka (Keokea, Wailuku, Maui)	ControlPoint Surveying and Engineering, Inc. for South Corporation	3-9-11:6	8/21/90(C)
4)	Lot 531, Ld. Ct, App. 632 (Map 67) (Kaunakakai, Molokai)	Charles M. Busby, P.E., for Seaside Place Partners	5-3-07:1	8/21/90(C)

.....  
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LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
5) <u>Kai Ala Subdiv.</u> <u>Affecting Lot</u> <u>45, Map 10 of</u> <u>Ld. Ct. App.</u> <u>1744 (Honuaula,</u> <u>Maui)</u>	Austin, Tsutsumi and Associates, Inc. for Amfac Property Invest- ment	4-4-6:15	9/6/90(C)
6) <u>3037 Kalakaua</u> <u>Ave., Lots A, B</u> <u>&amp; C, Ld. Ct.</u> <u>App. 1243 as</u> <u>Shown on Map 1</u> <u>Being Reserve</u> <u>"C", Sec. "A"</u> <u>of the Diamond</u> <u>Head Terrace</u> <u>(File Plan 214)</u> <u>(Kapua, Waikiki,</u> <u>Honolulu, Oahu)</u>	A Surveyor for Takaasi Sakai	3-1-33:6	8/21/90(C)
7) <u>61-393 Kam Hwy.,</u> <u>Lot 21-A, Kawai-</u> <u>loa Beach Lots</u> <u>(Waialua, Oahu)</u>	A Surveyor for Sandra Jordan	6-1-08:1	8/21/90(C)
8) <u>47-147 Kam Hwy.,</u> <u>Lot 766, Ld. Ct.</u> <u>App. 979 (Kahului,</u> <u>Koolaupoko, Oahu)</u>	Howard R. Green	4-7-01:9	8/21/90(R)

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LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 3 (continued)			
9) <u>Lot 8 of Ld. Ct.</u> <u>App. 1827 (Lua-</u> <u>lualei, Waianae,</u> <u>Oahu)</u>	Robert K. Sing for Harold, Jr. and Betty McKeen	8-7-28:08	8/21/90(C)
10) <u>201 A Paiko Dr.,</u> <u>Lot 630 of Ld.</u> <u>Ct. App. 578</u> <u>(Kuliouou 1st,</u> <u>Honolulu, Oahu)</u>	Kelso Architects for Joseph Paiko Trust	3-8-01:47	8/21/90(C)
11) <u>Lot B Being a</u> <u>Por. of Lot 4</u> <u>of Panahana</u> <u>Subd. &amp; Parcel</u> <u>4-A of Reclaimed</u> <u>Kaneohe Bay</u> <u>(Malae, Kaneohe,</u> <u>Koolaupoko, Oahu)</u>	A.F.M. Corporation for Fredda A. Stroup, et al.	4-4-7:20	8/21/90(C)
12) <u>Lot 43, Block 1,</u> <u>Milolii Beach</u> <u>Lots Subd. (File</u> <u>Plan 789) Being</u> <u>a Por. of Grant</u> <u>3723 to J.M.</u> <u>Monsarrat (Papa</u> <u>2nd, S. Kona,</u> <u>Hawaii)</u>	Wes Thomas & Assoc., Inc. for Jeffrey and Sheila Noble	8-8-6:21	8/23/90(C)

.....  
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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 4 (continued)			
13) Lot 15, Kawailoa Beach Lots, Sec. "C" at Kawailoa, 61-437 Kam Hwy. (Waialua, Oahu)	DJNS Surveying and Engineering, Inc. for Grant, Curtis and Craig Kamisugi and Dale Bordner	6-1-08:08	9/6/90(C)
14) Por. of R.P. 4475, L.C. Aw. 7713, Ap. 43 to V. Kamamalu (Holualoa 1 & 2, N. Kona, Hawaii)	Wes Thomas & Assoc., Inc. for Harrison Fagg, et al.	7-6-14:13	8/30/90(C)

.....  
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writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460  
Page 21

465 SOUTH KING STREET - KEKUANAOA BUILDING, #104 HONOLULU, HAWAII 96813

**OEQC  
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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# OEQC BULLETIN



JOHN WAIHEE  
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

BRUCE S. ANDERSON, Ph.D.  
ACTING DIRECTOR

VOLUME VII

SEPTEMBER 23, 1990

NO. 18

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

### CONTENTS

NEGATIVE DECLARATIONS	DISTRICT	PAGE
o HAWAII		
Hilo Hospital Renal Dialysis Expansion	Hilo	2
Keei Exploratory Well 4	South Kona	2
o KAUAI		
Waikaea Boat Launching Facility Improvements	Kapaa	2
o OAHU		
Kaomi Loop Subdivision, Phase II - Campbell Industrial Subdivision	Ewa	3
Whitmore Village Wastewater Treatment Plant Diversion System	Wahiawa	3
Copra Village Subdivision	Waialua	3
EIS PREPARATION NOTICE		
o MAUI		
Kihei Public Library - Site Selection	Kihei	4
o OAHU		
Smith-Maunakea Housing	Honolulu	4
DRAFT ENVIRONMENTAL IMPACT STATEMENTS		
o HAWAII		
Liliuokalani Trust Keahuolu Lands of Kailua-Kona	Kailua-Kona	5
o MAUI		
Kula Water System Reservoir	Makawao	6

o	OAHU		
	Ewa Villages Master Plan	Ewa	6
	The Waterfront at Aloha Towers	Honolulu	7
	Waikikian Hotel	Waikiki	7
<b>FINAL ENVIRONMENTAL IMPACT STATEMENTS</b>			
o	HAWAII		
	Kailua Park Expansion Project	North Kona	8
	Kealakehe Planned Community	North Kona	8
o	KAUAI		
	Hanalei Pier Reconstruction	Hanalei	9
o	OAHU		
	Kaahumanu Parking Structure Redevelopment	Honolulu	9
	Kawainui Marsh Flood Damage Mitigation Project	Koolaupoko	9
	Kahekili Highway Widening and Interchange	Windward	10
<b>NOTICES</b>			
o	AVAILABILITY OF REPORT		
	Hawaii's Environment 1988: The Annual Report of the Environmental Council		10
	Pohakuloa Training Area - Notice of Intended Action		10
o	EIS ADVISORY		
	Environmental Assessments and Notices of Determination		10
o	PUBLIC NOTICE		
	Shoreline Certification Applications		11

## NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following project(s) should be directed to the listed contacts.

### HAWAII

#### HILO HOSPITAL RENAL DIALYSIS EXPANSION

Location: Hilo, Hawaii  
TMK: 2-3-27:02

Proposing: Department of Accounting and General Planning  
Agency:  
Contact: Gordon Sam (548-3921)

The Department of Accounting and General Planning is proposing the construction of an addition of approximately 2,500 square feet to the existing wooden frame building housing the renal dialysis unit at Hilo Hospital. The project will provide the

hospital with a much-needed facility to implement its program of providing needed health care to the community. Since the project will be constructed within the existing hospital site, no land will be removed from the tax base. The estimated cost of the project is \$575,000.

#### KEEI EXPLORATORY WELL 4

Location: South Kona, Hawaii  
TMK: 8-3-11:08

Proposing: Department of Land and Natural Resources  
Agency:  
Contact: Gordon Akita (548-7496)

The Department of Land and Natural Resources, Division of Water Resource Management is proposing the drilling, casing and testing of a well 18 inches in diameter below the existing Hawaii County Department of Water Supply's 0.2 million gallon Kees reservoir site. The project site is about three miles southeast of Kealahou Bay and 400 feet mauka of Mamalahou Highway.

This project is part of the "Statewide Exploratory Well Drilling Program." The program's goal is to locate and to gather hydro-geological data on the quality and quantity of new groundwater resources

statewide.

The well site is presently cultivated with coffee trees. A working pad, approximately 5,000 square feet, will be used for the drilling equipment and material storage. An existing road to the reservoir site provide access to the well site. The gross elevation of the well is 1,320 feet. The well will be approximately 1,390 feet deep with 1,310 feet of casing. The estimated cost of the project is \$954,000 and completion is anticipated within nine months.

If the well proves successful, it will be turned over to the Hawaii County Department of Water Supply as a water source for their South Kona Water System. If not, the well will be sealed and the area restored, as much as practical, to its natural condition.

### KAUAI

#### WAIKAEA BOAT LAUNCHING FACILITY IMPROVEMENTS

Location: Kapaa, Kauai  
TMK: 4-5-06:01

Proposing: Department of

Agency: Transportation, Harbors  
Division  
Contact: Wilfredo Organo (548-  
2505)

The Department of Transportation, Harbors Division, is proposing the reconstruction of the existing boat launching ramp, demolishing an existing floating dock, constructing a new 80-foot loading dock with shore-connecting ramp, and constructing a new washdown area. The existing overhead electrical wires will be relocated underground and a new light pole and luminaire will be installed at the ramp.

The project is located on the Waikaea Canal which was primarily built to drain the swamp area on the west side of Kapaa during heavy rains. The mouth of the canal enters the ocean at the southern end of an inlet separating the north and south Kapaa reef. The area is mostly beach sand but certain ocean areas have relatively abundant coral reef. The boat launching facility at Waikaea Canal is the only launching ramp within a radius of nine miles and is located near prime fishing areas. The ramp is heavily used by commercial and recreational fishermen, but due to heavy usage and tidal surge, the ramp is constantly deteriorating. The estimated construction time is 120 working days, and the estimated cost of the project is \$365,000.

#### OAHU

##### KAOMI LOOP SUBDIVISION, PHASE II - CAMPBELL INDUSTRIAL SUBDIVISION

Location: Ewa, Oahu  
TMK: 9-1-26-28  
  
Permitting Agency: Department of Land  
Utilization  
Contact: Diane Borchardt (527-  
5349)  
  
Applicant: Hawaii Project  
Management, Inc.  
c/o Belt Collins &  
Associates

The applicant, Hawaii Project Management, Inc., is proposing the clearing of the mounds of debris and soil material, construction of drainage ditches, and construction of a plant sanctuary for the rare and endangered *Achyranthes rotunda* species at the Phase II of the Kaomi Loop Subdivision. The proposed project will be a subdivision for various industrial uses with a cutoff ditch

and drainage ditch with open ocean outlet.

Two drainage ditches will be constructed. The main ditch that will be built within an existing drainage easement and the other will be a cutoff ditch that will run along the makai portion of the Phase II parcel and connect to the main ditch. These ditches will be unlined and will serve a drainage area of approximately 89 acres. A 40,957 square foot plant sanctuary will be located on the northernmost portion of the parcel next to the C. Brewer Chemical fertilizer plant.

Construction of the proposed drainage improvements, including debris removal will take approximately 6 months. The schedule for development of each of the individual lots will be dependent upon lease negotiations and the required tenant facilities. Given the proposed lot sizes within the Special Management Area, it is estimated that individual lot development will take 6 to 8 months.

##### WHITMORE VILLAGE WASTEWATER TREATMENT PLANT DIVERSION SYSTEM

Location: Wahiawa, Oahu  
TMK: 7-1-02  
  
Proposing Agency: City and County of  
Honolulu, Department of  
Public Works  
Contact: Jay Hamai (523-4653)

The Wastewater Management Division of the Department of Public Works of the City and County of Honolulu, is proposing to construct a sewer system from Whitmore Village to Wahiawa. The project is located in the Central Oahu Sewerage District. The objective of the proposed project is to provide a sewer system with adequate capacity to effectively transport the existing sewage flows and the expected increase of sewage flows from the Whitmore Village area to the Wahiawa Wastewater Treatment Plant (WWTP). Existing sewage generated in the Whitmore Village area is presently treated at the Whitmore Village WWTP.

This project follows the recommendations of the Whitmore Village Small Community Facility Plan. The project is Alternative No. 2b of the Facility Plan which is the centralized treatment of flows at the Wahiawa WWTP with the abandonment of Whitmore Village WWTP.

The project consists of construction of a 15 inch gravity sewer from Whitmore Village

down Whitmore Avenue and 800 feet toward Wahiawa along Kamehameha Highway, a parallel two barrel 10 inch siphon between the gravity sewer and the Wahiawa end of the Karsten Thot bridge on Kamehameha Highway, a parallel 8 inch and 10 inch siphon between the end of the bridge and the connection to the existing 18 inch sewer at the intersection of Kamehameha Highway and Kilani Avenue, where the sewage will gravity flow to the Wahiawa WWTP. Whitmore Village WWTP will be abandoned after the project is operational.

##### COPRA VILLAGE SUBDIVISION

Location: Waiialua, Oahu  
TMK: 6-7-07:37  
  
Permitting Agency: City and County of  
Honolulu, Department of  
Land Utilization  
Contact: Tom Eisen (523-4648)  
  
Applicant: F.T. Opperman, E.  
Reinhart, W. Horack  
c/o Stanley Yim and  
Associates, Inc.

The applicants are proposing the subdivision of the subject parcel into 16 residential lots and one roadway lot. The existing site is located between Waiialua Beach Road and Kiapoko Street. The ground along both roads is generally higher than the site itself especially at the north-northwest part of the site. Due to this condition, the grading for the project will include some filling of the depressed areas. It is anticipated that the fills will be between 12 to 18 inches thick for most of the areas, but not greater than 24 inches.

Currently, there are 13 wood frame dwellings randomly located on the existing site. These wood frame structures will be demolished and removed upon commencement of the sitework for the new subdivision. The new residential lots vary in area with the largest being approximately 8,065 square feet and the smallest being 6,033 square feet. The new road is 32 feet wide and about 300 feet long and connects to the existing Waiialua Beach Road.

##### EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

#### MAUI

##### KIHEI PUBLIC LIBRARY - SITE SELECTION

Location: Kihei, Maui  
TMK: 2-2-02:42, 54  
3-9-06:11  
3-9-11:18  
3-9-12:13

Accepting  
Authority: Governor, State of Hawaii

Please send your comments to:

Proposing  
Agency: Department of Accounting  
and General Services  
Attn: Charles Inatsuka  
1151 Punchbowl Street  
Kalanimoku Building,  
Room 430  
Honolulu, Hawaii 96813

with a copy to:

Consultant: Royce S. Fukunaga  
c/o Fukunaga and  
Associates, Inc.  
1388 Kapiolani Boulevard,  
2nd Floor  
Honolulu, Hawaii 96814

and a copy to OEQC

Deadline: October 8, 1990

The Department of Accounting and General Services with the Department of Education, Hawaii State Public Library System proposes to construct a new public library in Kihei to serve the Maalaea, Kihei, Wailea, and Makena areas on the Island of Maui. This new 15,550 square foot facility would provide a permanent library to replace the Kihei Library Station. The existing facility, which is less than 2,000 square feet, is located in a classroom building in the old school complex on South Kihei Road, now known as the Kihei Community Complex. The nearest full service libraries are located in Wailuku and Kahului.

Based on criteria established by the Hawaii

State Public Library System, five sites were identified and evaluated in a Site Selection Report. Site A, Kihei Community Complex is located between South Kihei Road and Kenolio Road, near Uwapo Road. Site B, Future County Civic Center is located with frontage along Piilani Highway, north of the Silversword Golf Course. Site C, Waiohuli Beach Homestead is located between South Kihei Road and Halama Street, south of West Welakahao Road. Site D, adjacent to Kalama Park is located near the Kihei Fire Station on Waimahaihai Street. Site E, adjacent to Kihei School is the site of the future community park which will be developed as part of the Piilani Village project.

The proposed project, initiated by the Department of Accounting and General Services, is the selection of a site for a new public library, to be located within the Kihei community. The facility will contain the following features:

- o Driveway or access road from existing road to parking area.
- o Paved parking area.
- o Utilities to provide water, electricity, sewer, and telephone service.
- o Drainage improvements to take care of on-site drainage.
- o Landscaping.

The project schedule is dependent on the selection of lands, and in the case of private lands, implementation of acquisition proceedings. Selection of State-owned land would eliminate some of these proceedings.

#### OAHU

##### SMITH-MAUNAKEA HOUSING

Location: Honolulu, Oahu  
TMK: 1-7-02:03, 04, 05

Accepting  
Authority: City & County of Honolulu  
Department of General  
Planning

Proposing  
Agency: Department of Housing  
and Community Develop-  
ment

Please send your comments to:

Consultant: William E. Wanket  
Pacific Tower 660  
1001 Bishop Street  
Honolulu, Hawaii 96813

with a copy to OEQC

Deadline: October 8, 1990

The City and County of Honolulu, Department of Housing and Community Development is proposing an apartment commercial mixed-use development, approximately 200,035 square feet of studio, one- and two-bedroom apartments and 16,164 square feet devoted to commercial use.

The project site of 44,677 square feet lies between Maunakea and Smith Street, and King Street and North Nimitz Highway in the Chinatown District. It is now occupied by a three-level municipal parking structure, with 260 spaces, and a two-story structure containing an eating and drinking establishment on the ground floor and other commercial uses on the second floor.

A tower of 250 feet will contain 238 apartment units, with 439 parking spaces provide in two basement levels and an adjacent parking structure on the project site. Commercial space will be located at the ground level on both the Smith and Maunakea Street frontages and on the makai and mauka sides of an open courtyard/mall which separates the tower from the parking structure.

Of the total 238 apartment units, 215 will be one-and two-bedroom, ranging in size from 560 to 800 square feet; the remaining 22 units will be studio units sized from 300 to 420 square feet. The studio units will be located on the third level along Smith Maunakea Streets and will be separated from the other units by a landscape buffer. The estimated cost of the project is approximately \$43.8 million.

#### DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EISs listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library (Housed at Kapiolani Community College)
- o Kaimuki Regional Library

- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

#### HAWAII

##### LILUOKALANI TRUST KEAHUOLU LANDS OF KAILUA-KONA

Location: Kailua-Kona, Hawaii  
TMK: 7-4-08:02, 12

Please send your comments to:

Accepting Authority: State Land Use  
Commission  
335 Merchant Street,  
Room 104  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Liliuokalani Trust  
161 South King Street,  
18th Floor  
Honolulu, Hawaii 96813

and

Consultant: Mr. Lee Sichter  
c/o Belt Collins and  
Associates  
680 Ala Moana Boulevard,  
Suite 200  
Honolulu, Hawaii 96813

and a copy to OEQC

Deadline: October 8, 1990

The applicant, Liliuokalani Trust Estate, is proposing to lease for development 1,135 acres of its land immediately north of Kailua town. This land is part of a 4,000-acre ocean to mountain top ahupua'a left to the Trust by Queen Liliuokalani in her will for the purpose of assisting orphaned Hawaiian children.

The proposed project consists of the four principal elements, an Urban Expansion Area, a Residential Community, a Business Expansion Area, and a Regional Transportation Network. The Trust intends to retain ownership of the Urban Expansion

Area and the Business Expansion Area, sell the Residential Development Area to the State of Hawaii, and participate with the State, County, and other land owners in the construction and dedication of regional infrastructure, including the Regional Transportation Network. For those areas retained by the Trust, developers will be selected to construct the individual projects according to specifications established by the Trust. Restrictive covenants will be established to guide the development, operation and maintenance of buildings and facilities developed on Trust property. Lease rents derived from the various projects will provide the Trust with a major source of new revenue to support its beneficiaries.

The following is a summary of the proposed development:

- o The 465-acre Urban Expansion Area is proposed as the central element of urban expansion in the North Kona region. It will provide a variety of land uses which combine to create a new region-serving activity center for Kailua. Included in this area are the following proposed uses: a 145-acre Regional Shopping Center; a 20-acre Financial Plaza; a 35-acre Regional Hospital; a 25-acre Professional Plaza including medical offices; a 20-acre Business Hotel; a 30-acre civic and Cultural Center; as well as 68 additional acres of commercial land, 95 acres for Office expansion, and 34 acres of Open Space, Park, and an Historic Reserve which contains numerous archaeological sites.
- o A 450-acre area including all of that portion of the project mauka of the center line of a planned Mid-Level Roadway, which creates the eastern boundary of the Urban Expansion Area, is proposed for sale to the State of Hawaii. The land uses for this mauka area will, subsequently, be determined by the State of Hawaii rather than by the Trustees. A number of alternative uses have been considered including affordable and market housing, a West Hawaii university campus, and a regional sports facility. However, it is anticipated for the purposes of this study that the entire 450 acres will be developed as a residential community.
- o The third component consists of approximately 229 acres of land located makai of Queen Kaahumanu Highway between the Trust's Conservation district land and the Kona Industrial Subdivision 100-acre expansion area. This parcel is proposed for long-term development as a mixed-use expansion area for retail,

commercial and wholesale businesses, and recreational uses. It includes the Kona Children's Center which presently occupies a small parcel within the proposed expansion area and has leased an adjoining parcel to a privately-owned aquaculture project. Because the Business Expansion Area is proposed for development in a later phase of the project, the activities of the Kona Children's Center will not be disrupted in the foreseeable future.

- o Finally, the Trust proposes a Regional Transportation Network be implemented in coordination with development projects proposed by landowners throughout the area. The Regional Transportation Network is designed to relieve major traffic problems, especially in the area of Palani Road and Queen Kaahumanu Highway. The components of this system include the following:
  1. A 300-foot wide setback for Queen Kaahumanu Highway to provide space for the eventual expansion of Queen Kaahumanu Highway and/or a frontage road along the mauka side of the highway.
  2. A new mauka-makai roadway extending through the subject property, tentatively called the Queen Liliuokalani Boulevard. It will consist of a 120-foot right-of-way and provide access to the proposed project including the proposed Regional Shopping Center and help to reduce traffic congestion on Palani Road.
  3. A Mid-Level Roadway separating the proposed urban expansion from the proposed Residential Development on the 450 acres to be purchased by the State. This roadway would consist of a 120 foot right-of-way with two lanes generally paralleling Queen Kaahumanu Highway.
  4. A secondary roadway consisting of a 60 foot right-of-way linking the northern portion of the urban expansion to Queen Liliuokalani Boulevard.
  5. Waena Drive, a 60-foot right-of-way depicted by the Housing Finance and Development Corporation in its Kealakehe Planned Community Concept Plan and by the County of Hawaii in its Keahole to Kailua Development Plan. It provides a link from

Palani Road to the proposed  
Kealahke development.

**MAUI**

**KULA WATER SYSTEM RESERVOIR**

Location: Makawao, Maui  
TMK: 2-4-16:01, 04

Please send your comments to:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
465 South King Street,  
Room 104  
Honolulu, Hawaii 96813

With a copy of your comments to:

Proposing Agency: Department of Land and Natural Resources  
Division of Water Resource Management  
Attn: Andy Monden  
P.O. Box 373  
Honolulu, Hawaii 96809

and a copy to:

Consultant: Chester Koga  
R.M. Towill Corporation  
420 Waiakamilo Road,  
#411  
Honolulu, Hawaii 96817-4941

Deadline: October 23, 1990

The State Department of Land and Natural Resources, Division of Water Resource Management is proposing to construct two 50-million gallon (mg) reservoirs in the Upper Kula area of the island of Maui. The purpose of constructing these new reservoirs is to provide additional water storage capacity to minimize the need to impose water use restrictions, which is a common occurrence in Kula, especially during the drought periods. The existing storage capacity is insufficient to provide adequate amounts of water during the drought periods and requires expensive pumping costs from the Wailoa Ditch, located 3,100 feet downslope of the Upper Kula Water System, to supplement the water supply. The addition of the new reservoirs will provide adequate water storage capacity to the year 2000 and minimize water use restrictions and expensive pumping costs.

The proposed reservoirs are located on the northern slopes of Haleakala, between elevations 4100 and 4300 feet above mean sea level. The reservoirs and a disposal site for excess excavated material are planned on a portion of a 145 acre parcel owned by the State of Hawaii. A small portion of the reservoirs will be developed on an adjoining 9,900 acre parcel owned by the Haleakala Ranch Company.

The new reservoirs will cover approximately 30 acres and consist of two 50 mg storage basins. The overall surface area of the two reservoirs together measures 1510 feet by 879 feet with a bottom depth of 30 feet. The reservoirs will be lined with an impervious layer of concrete and enclosed by a six foot high chain link fence. The two basins will have a total storage capacity of 100 mg. The reservoirs will be fed by a newly installed 36 inch transmission main from the Waikamoi Arch Dam. The outlet will also be a 36 inch transmission main that leads to the Olinda water treatment plant. The designed spillway elevation is 4210 feet above mean sea level.

Two concrete lined diversion ditches are planned on the mauka side of the reservoirs to direct surface runoff to existing gulches on the east and west side of the reservoirs to prevent surface runoff from entering the new reservoirs.

The excavated material will be used to berm up the side of the new reservoirs and the excess excavated material will be disposed of on the 145 acre parcel size at a designated disposal site. The bermed up area around the reservoirs and the disposal site will be grassed to minimize soil erosion.

**OAHU**

**EWA VILLAGES MASTER PLAN**

Location: Ewa, Oahu  
TMK: 9-1-16:25  
9-1-17:01, 02, 04, 36 - 39,  
46 - 49, 51

Please send your comments to:

Accepting Authority: City and County of Honolulu, Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

with a copy to:

Proposing Agency:

Department of Housing and Community Development  
c/o Mr. Michael Scarfone  
Director, DHCD  
650 South King Street, 5 Floor  
Honolulu, Hawaii 96813  
Attn: Ms. Eileen Mark

and a copy of your comments to OEQC

Deadline: November 7, 1990

The City and County of Honolulu, Department of Housing and Community Development (DHCD), is preparing a Master Plan for the restoration and rehabilitation of the Ewa Villages of Varona, Renton and Tenney, and the construction of an 18-hole municipal golf course designed as an integral part of the proposed village residential units. The proposed project is located in the Ewa Plain on the island of Oahu. The north/northwestern project limit runs 500 feet mauka of Mango Tree Road, while the south/southeastern limit is the railroad right-of-way. The Ewa By Gentry project, currently under construction, abuts the makai side of the Oahu Railway and Land Company's railroad right-of-way. The eastern boundary of the project is Fort Weaver Road and the western boundary is the cane haul road located west of Varona Village.

The proposed project will encompass approximately 606 acres of land. Of this total area, about 421 acres will be planned for residential, commercial, public facility, recreational and open space uses, while 185 acres will be developed for the 18-hole public golf course.

The project is being proposed by DHCD to provide the island of Oahu with more affordable housing opportunities. More specifically, the City's primary objective is to ensure the continued tenancy and offer homeownership opportunities for as many residents of the Ewa Villages as possible. Approximately 1,184 residential units will be programmed for the Villages. Of this total, 214 existing structures in Tenney and Renton Villages will be rehabilitated, 901 structures will be newly constructed, and 69 existing structures in Varona Village will remain intact as a relocation resource. About 1,072 dwellings will be single family units and about 112 will be multifamily units.

The intent of the restoration and rehabilitation program is to revitalize the ambiance and design qualities of the Ewa Plantation Villages within a portion of the

total development area. The designated restoration area will portray the visual character of the plantation village as the vibrant and active community it once was, by rehabilitating and/or restoring a number of residential and non-residential buildings, as well as in-filling vacant lots.

The City recognizes the need to provide more golf course facilities to meet the demands of the public. As such, the course will not require private memberships or be operated on a percentage-of-play basis, whereby a percentage of playing time is allotted for public versus private players. While the golf course will increase the potential value of golf course frontage homes, its practical function will be to mitigate the recurrence of flooding problems which the villages have experienced for years.

#### THE WATERFRONT AT ALOHA TOWER

Location: Honolulu, Oahu  
TMK: 1-7-01:01, 02, 03, 04  
2-1-01:01, 05, 06  
2-1-13:07  
2-1-15:01, 11, 12  
2-1-27:01

Please send your comments to:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
465 South King Street,  
Room 104  
Honolulu, Hawaii 96813

and a copy to:

Proposing Agency: Aloha Tower Development Corporation c/o Earl Matsukawa,  
Wilson Okamoto & Associates, Inc.  
1150 South King Street,  
8th Floor  
Honolulu, Hawaii 96814

Deadline: October 8, 1990

The Aloha Tower Development Corporation is proposing The Waterfront at Aloha Tower which will integrate cruise ship and intra-island ferry terminal facilities with governmental and commercial office, park, hotel, retail and residential condominium uses. Specifically, proposed development components will include: the Maritime Building and Passenger Terminal with

commercial and governmental offices at Piers 5 and 6; the Pedestrian Promenade extending from Piers 5 to 14 with retail emphasis between Piers 6 and 9; Aloha Tower Marketplace retail and office space at Piers 8 and 9 with maritime improvements at the pier fronts; a refurbished and beautified Aloha Tower; restoration of Irwin Park; the Harbor Centre Hotel at Piers 10 and 11; an international cruise ship terminal at Piers 10 and 11; the Harbor Centre office complex at Pier 11; Honolulu Fort Historic Park at Pier 12; and Honolulu Harborside condominiums at Piers 13 and 14 with maritime facilities at pier level. The project land area is approximately 22.4 acres.

The Maritime Building and Passenger Terminal at Piers 5 and 6 - will be built on Piers 5 and 6, which will be extended to the Federal Project Line (FPL). There will be no increase in the present fill land. As requested by the State, the developers, in conjunction with the Department of Transportation-Harbors Division, will seek to extend this line even further to construct catwalks and breasting dolphins to accommodate the length of larger ships from bow to stern.

Duke Kahanamoku Water Sports Center at Pier 7 - will provide a clubhouse with conference space, showers, and locker rooms for club members and athletes. The facility will be a collaborative effort with the staff of the Hawaii Maritime Center, also located at Pier 7.

The Aloha Tower Marketplace at Piers 8-9 - based on the concept of a "festival marketplace" will be the primary destination of visitors to the waterfront. The Marketplace will feature retail shops, a variety of small vendors with emphasis on local ownership, and food outlets with a distinctly local character in approximately 307,000 gross square feet of retail space. A multi-plex cinema and entertainment center are planned to complement these attractions. The Marketplace will also function as an extension of the Pacific Canoe Museum at Pier 7, with appropriate displays throughout the common areas. The upper two floors of the marketplace will be reserved for approximately 130,000 gross square feet of commercial office space, adding the vitality of integrated joint-use to the marketplace concept.

Hotel/Office Tower/Passenger Terminal at Piers 10 and 11 - A two-level cruise ship passenger terminal will front Piers 10 and 11, and the Harbor Centre Hotel will occupy the floors above. The adjoining Harbor Centre Office Complex at the mauka end of Pier 11 will be integrated with the hotel and

will offer scenic harbor vistas.

Honolulu Fort Historic Park at Pier 12 - A monument to the history of Honolulu Harbor will feature an interpretive display and broad steps leading to the waters' edge where the last remnants of the old Forts' coral blocks are still visible. The park will be pedestrian-oriented, with no vehicular access or parking.

Honolulu Harborside Condominiums at Piers 13 and 14 - will include up to 350 units on Piers 13 and 14, in articulated twin towers approximately 400 feet tall. All above ground parking shall be architecturally screened from view. At pier level, facilities for supporting ferry operations, including office space, berthing and light maintenance facilities, shall be provided.

Pedestrian Promenade - will connect all components of the waterfront from Piers 5 to 14. This feature complements the State's long-range plan to make as much of the coastline as possible from Waikiki to the airport accessible to the public. There will be up to 9,600 gross square feet of retail space on the promenade, consisting of vendor-type small mobile facilities. The Promenade is linked to adjacent areas of Downtown Honolulu by means of wide new crosswalks at resignalized intersections across Nimitz Highway plus the pedestrian overpass connecting the project to the financial district at Walker Park.

#### WAIKIKIAN HOTEL

Location: Waikiki, Oahu  
TMK: 2-6-09:02, 03, 10

Please send your comments to:

Accepting Authority: City and County of Honolulu, Department of Land Utilization

with a copy of your comments to:

Applicant: JAMI Corporation  
c/o Tyrone Kusao  
Tyrone T. Kusao, Inc.  
1188 Bishop Street, Suite 2507  
Honolulu, Hawaii 96813

and a copy to OEQC

Deadline: October 23, 1990

The applicant is proposing to demolish the Waikikian Hotel and rebuild a new hotel on

the site with approximately 264 units (totalling 236,330 square feet), 20,000 square feet of commercial and administrative office space, and parking for 180 automobiles.

There will be three parking levels, starting at grade, and a tower containing 256 of the guest rooms to a total height of 350 feet. A separate, four-story structure will contain eight additional "Ocean Terrace" guest rooms. Of the total 20,000 square feet of commercial/office space, approximately 8,000 will be occupied by office and administrative functions, 7,000 will be set aside for shops, and 5,000 square feet will house the Tahitian Lanai, which will continue its restaurant on the project site.

The project site is in the Resort Hotel Precinct of the Waikiki Special District. All existing structures on the project site will be demolished. Other construction activities will include clearing, but minimal grading, since the site is relatively level. All new construction work will be done at grade, and no major alteration of land forms is proposed.

#### FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EIS's have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

#### HAWAII

##### KAILUA PARK EXPANSION PROJECT

Location: North Kona, Hawaii  
TMK: 7-5-05:07 & 83

Accepting Authority: Governor, State of Hawaii  
c/o The Office of Environmental Quality Control

Proposing Agency: Hawaii County  
Department of Parks and Recreation

Status: Currently being processed

by the Office of Environmental Quality Control.

The Department of Parks and Recreation, County of Hawaii is proposing a master plan for new site improvements and facilities at its present "old Kona Airport site."

The County of Hawaii presently shares the old Kona Airport site with facilities belonging to the State of Hawaii, Department of Land and Natural Resources, State Parks Division. Present facilities provided and maintained by the County include two softball fields, a football field, two soccer fields, four tennis courts, a basketball court, a bicycle motorcross, horseshoe pits, playground equipment, and a community center structure. Parking is abundant at the site with unstructured parking areas on open portions of the old airport runway. The State of Hawaii provides a large special events pavilion and beach recreation facilities at the north end of the old airport site.

The proposed Kailua Park is located approximately 1/2 mile north of the center of Kailua-Kona in the district of North Kona. The site is bordered by a residential subdivision on the west (Kailua Bay Estates), the State Parks portion of the old Kona Airport on the north, and vacant land to the east and south. Kuakini Highway terminates at the park site. In 1986, twenty acres were added to the County park site, which is approximately 34 acres, through a 40-year lease with the State of Hawaii. It is on this added portion that the new improvements of the Kailua Park Master Plan are proposed for construction.

The County of Hawaii, Department of Parks and Recreation, proposes to develop a new gymnasium at Kailua Park. A longer term second phase of development would include the construction of additional multi-purpose fields, tennis courts, and more vehicular parking. The third and final phase of development would consist of the development of a swimming pool.

Preliminary cost estimates, developed by Snelker Associates, Architect, indicated a project cost of approximately \$3,087,000 for initial construction of the gymnasium and related site improvements. Later development phases would cost approximately \$4.2 million (based on first quarter, 1989 dollars). Total project cost is \$7.3 million.

##### KEALAKEHE PLANNED COMMUNITY

Location: North Kona, Hawaii  
TMK: 7-4-08:12, 17 & 43  
7-4-19:43

Accepting Authority: Governor, State of Hawaii

Proposing Agency: Housing Finance and Development Corporation

Status: Currently being processed by the Office of Environmental Quality Control

The state-owned lands of Kealahou are located in North Kona, Hawaii approximately two miles north of Kailua-Kona and five miles south of Keahole Airport. The proposed project is situated on the western slope of Hualalai mountain on a portion of the Kealahou property extending mauka from Queen Kaahumanu Highway to the existing Kealahou community.

The Kealahou Planned Community is proposed as a mixed-use master planned community which will include housing, recreational uses, schools, public facilities, commercial areas, and a public golf course to be developed by the County of Hawaii. The total master planned project area consists of a total of about 960 acres of land. The master plan includes the eventual development of a 30 acre Civic Center on County owned land in the vicinity of the existing police substation.

The project site is divided into 14 villages ranging from 23 to 72 acres with an average size of 42 acres. Each village is intended to be developed as a single entity with a unifying urban design theme to be proposed and implemented by the village's developer. While detailed design elements will be left to each village developer, the HFDC will establish overall design standards which will be included in the master plan and will be applicable to all fourteen villages.

The master plan proposes the development of approximately 589 acres of the project site for residential land uses, with a total of 4,158 units. Each village will feature a mix of residential units equal to 60% affordable and 40% market priced. Affordable units are targeted for the elderly, special need group, assisted, and gap-group families and persons. Market units are targeted for families and persons of above moderate income and those earning incomes greater than 140% of the area's median income.

The Kealahou Planned Community includes the following:

- o Residential Uses: The development of approximately 589 acres of the project site for residential land uses, with a total of 4,158 units. These units are distributed among the fourteen villages with an average village size of about 300 units.
- o Public Golf Course: A 195 acre site situated on the lower portion of the project area is proposed for transfer to the County of Hawaii for development of an 18-hole public golf course and effluent disposal area for the County sewage treatment plant being constructed makai of Queen Kaahumanu Highway.
- o Parks and Recreation: The proposed master plan includes three separate neighborhood parks, each approximately four acres in size. The first park is located at the mauka end of the planned community in Village #2 adjacent to the existing multi-family development along Kealahou Street. A second park is located near the intersection of the Mid-Level roadway and Kealahou Parkway in Village #6 adjacent to two multi-family unit projects. The third park is situated in Village #14 along Waena Drive near Palani Road. A three-acre recreation center site has been proposed adjacent to the second park.
- o Natural Preserves: Two environmentally sensitive areas identified within the project site are proposed to be set aside as natural open space preserves. The first is a twenty-one acre area located in the northeastern corner of the project area which contains a number of unique archaeological sites. The second preserve consists of a five acre site along Waena Drive about midway between the property boundaries near the 550 foot elevation. The purpose of this preserve is to protect a cluster of eight uhi uhi trees, a federally designated endangered species.
- o Schools: Two school sites are proposed for development within the community. A ten acre site has been selected along Waena Drive near the project's southern property boundary as the location for an elementary school to be operated by the State Department of Education. The site will provide space for a facility serving up to 900 students, play courts, library, dining room and administrative building. A forty-five acre site located on the makai side of the Mid-Level

roadway, south of Kealahou Parkway is proposed as the site of public high school. The high school is expected to accommodate a maximum of 1,700 students within 75 classrooms. Included among the high school's facilities are administrative offices, a dining hall, library, physical education building, gymnasium, football/soccer and baseball fields, and tennis courts.

- o Churches and Day Care Centers: Two separate three-acre sites have been set aside for quasi-public facilities, which would consist of a church/day care center complex.
- o Commercial: The master plan also includes three separate commercial areas to serve the Kealahou Planned Community.
- o Civic Center: Included in the master plan is a 30 acre area that is designated as a Civic Center, located on County land in the vicinity of the existing police station, makai of Kealahou landfill. While this specific property is not included in this EIS, it is included in the master plan as a long term use for the property. It is recognized that the ultimate disposition of the landfill will determine the actual use and phasing of new construction on the property.

#### KAUAI

##### HANALEI PIER RECONSTRUCTION

Location: Hanalei, Kauai  
TMK: 5-5-01:08

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control

Proposing Agency: Department of Land and Natural Resources

Status: Currently being processed by the Office of Environmental Quality Control

The State of Hawaii, Department of Land and Natural Resources is proposing the reconstruction of the Hanalei Pier. The proposed project involves the reconstruction of the existing pier consisting of the removal of the deteriorated pier and concrete pilings; installation of new concrete pilings and

concrete pier; and the installation of handrails along the perimeter of the pier for public safety. The existing shed will be removed and replaced upon reconstruction of the new platform decking.

The pier extends 535 feet from Weke Road into the waters of Hanalei Bay. It consists of a 12'6" wide by 465' long concrete approach ramp which extends approximately 305 feet into Hanalei Bay to a 30' x 70' concrete platform covered with a wooden shed. Railroad tracks sit within a bed of sand and gravel throughout the approach ramp and the platform area. The track bed in the platform area has been filled with concrete.

This project will involve the reconstruction of the pier in phases based upon the availability of funds. The project will begin with work on the outermost portion of the pier since this is the area that has suffered the most deterioration. The estimated construction cost for this project is approximately \$2,204,000.

#### OAHU

##### KAAHUMANU PARKING STRUCTURE REDEVELOPMENT

Location: Honolulu, Oahu  
TMK: 2-1-02:16, 20, 26, & 56

Accepting Authority: City and County of Honolulu, Department of General Planning

Proposing Agency: City and County of Honolulu, Department of Housing and Community Development

Status: Accepted by the Department of General Planning on September 7, 1990.

##### KAWAINUI MARSH FLOOD DAMAGE MITIGATION PROJECT

Location: Koolaupoko, Oahu  
TMK: 4-2-16:01, 02

Accepting Authorities: Mayor, City & County of Honolulu c/o Department of General Planning

and

Governor, State of Hawaii  
c/o OEQC

Proposing Agency: City & County of  
Honolulu, Department of  
Public Works

Status: Accepted by the  
Department of General  
Planning on July 17,  
1990. Accepted by the  
Governor, State of Hawaii  
on August 23, 1990.

#### KAHEKILI HIGHWAY WIDENING AND INTERCHANGE

Location: Windward, Oahu  
TMK: 4-5-82  
4-5-25  
4-5-26

Proposing Agency: Department of  
Transportation, Highway  
Division

Accepting Authority: Governor, State of Hawaii  
c/o Office of  
Environmental Quality  
Control

Status: Accepted by the Governor,  
State of Hawaii on August  
23, 1990.

#### NOTICES

#### AVAILABILITY OF REPORT

#### HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no  
charge by writing to:

Environmental Council  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

The number of copies is limited, so readers  
are advised to write early.

The report contains synopses of some of the  
important environmental events and issues of

1988. Submissions were received from many  
public and private agencies.

#### POHAKULOA TRAINING AREA - NOTICE OF INTENDED ACTION

This project is a modification to the FY88  
Multipurpose Range Complex Project which  
is under construction. The Multipurpose  
Range will be enlarged by about 260 acres  
by extending its uprange boundary about  
1000 meters to the northwest. The Planned  
Multipurpose Range Complex Range  
operation and Control Area will be relocated  
about 900 meters westward to enhance  
command, control, and safety by providing  
an unobstructed view of more of the range.

The Department of the Army concludes that  
the proposed construction action does not  
constitute a major federal action which will  
significantly affect the quality of the human  
environment. Therefore, a Federal  
Environmental Impact Statement was not  
required for the construction.

Based on information discovered in preparing  
the June 90 Environmental Assessment, re-  
evaluation of existing information, and  
comments received from the public, as well  
as other long-term concerns involving  
prudent operation of the Multipurpose Range  
Complex, the local command authorities  
believe that an Environmental Impact  
Statement for operation of the original  
Multipurpose Range Complex and the  
relocated Baseline/Administration Center is  
appropriate. Accordingly, the Department of  
the Army's approval is being sought for this  
EIS commitment and decision.

Please note that this is not a formal Notice  
of Intent to prepare an EIS for use of the  
Multi Purpose Range Complex. Once  
Department of the Army approval to proceed  
with an EIS is obtained, the public will be  
informed via official notice in the Bulletin  
and invited to participate in the public  
scoping phase of the EIS. An accurate  
depiction of the location of the proposed and  
existing construction areas within the  
Pohakuloa Training Area is available for  
public inspection at the Office of  
Environmental Quality Control.

#### EIS ADVISORY

#### ENVIRONMENTAL ASSESSMENTS AND

#### NOTICES OF DETERMINATION

Agencies and applicants should be diligent in  
preparing environmental assessments to  
assure that they meet the letter and intent of  
the law.

Information should be contained in  
documents which will substantiate statements  
and decisions. (i.e. There should be  
substantiating evidence to justify the  
statement that there will be no  
environmental impacts.)

Per Section 10, Chapter 200 of Title 11,  
Administrative Rules, Department of Health,  
environmental assessments shall contain:

- (1) Identification of applicant or  
proposing agency;
- (2) Identification of approving agency,  
if applicable;
- (3) Identification of agencies consulted  
in making assessment;
- (4) General description of the action's  
technical, economic, social, and  
environmental characteristics;
- (5) Summary description of the affected  
environment, including suitable and  
adequate location and site maps;
- (6) Identification and summary of  
major impacts and alternatives  
considered, if any;
- (7) Proposed mitigation measures, if  
any;
- (8) Determination;
- (9) Findings and reasons supporting  
determination; and
- (10) Agencies to be consulted in  
preparation of the environmental  
impact statement, if applicable.

Projects should not be done on an  
incremental basis to avoid preparation of an  
environmental impact statement. Per Section  
12, Chapter 200, the agency shall consider  
every phase of a proposed action, the  
expected consequences, both primary and  
secondary, and the cumulative as well as the  
short and long-term effects of the action.

Please refer to Chapter 200 for more  
information or call OEQC at 548-6915.

# PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules  
entitled "Shoreline Certification"

Date: Sept. 23, 1990 Number: 90-018

**NOTICE OF APPLICATION:** Application available for inspection at  
District Land Offices on the islands of Kauai, Hawaii and Maui and at  
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) <u>131 Alieki Pl.</u> <u>Por. of Lot 21</u> <u>of the Kuau Sun-</u> <u>set Lots, File</u> <u>Plan 302 (Kuau,</u> <u>Hamakuapoko, Maui)</u>	George F. Newcomer Land Surveyors, Inc. for Ed & Leslie Davies	2-6-12:31	9/11/90
2) <u>Lot B as Shown</u> <u>on Map / of Ld.</u> <u>Ct. App. 1612</u> <u>(Kahului 1st,</u> <u>N. Kona, Hawaii)</u>	Wes Thomas & Assoc., Inc. for Verna Lum	7-5-19:27	9/11/90
3) <u>Por. of Lot 7,</u> <u>Nani O'Kalihikai</u> <u>Subd. Being Por.</u> <u>of L.C. Aw. 11215,</u> <u>Apana 3 to</u> <u>A. Keliiahonui</u> <u>(Kalihikai,</u> <u>Hanalei, Kauai)</u>	Esaki Surveying and Mapping, Inc. for Jack Reasor	5-3-06:19	9/17/90
4) <u>Lot A-2-4, Por.</u> <u>of Lot 7-B, Lee</u> <u>Kwai Beach Lots</u> <u>(Poipu, Koloa,</u> <u>Kauai)</u>	Masao Fujishige for Dennis Dvorin	2-8-19:9	9/17/90
5) <u>Lot 6 of Waikoloa</u> <u>Beach Resort</u> <u>Phase III (File</u> <u>Plan 1954) (Ana-</u> <u>hoomalu, South</u> <u>Kohala, Hawaii)</u>	R.M. Towill Corp. for George Fujikawa (PRL Corporation)	6-9-7:26	9/13/90

.....  
Comments on application may be made in writing to the State Land Surveyor  
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu  
within fourteen (14) days of this notice.

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Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
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Page 2 (continued)

- |   |   |           |         |
|---|---|-----------|---------|
| 6) <u>Pier 3, Nawili-</u><br><u>wili Harbor Being</u><br><u>a Portion of Gov.</u><br><u>E.O. 3134 and</u><br><u>3371 as Shown on</u><br><u>CSF No. 19,434</u><br><u>and 20,487 (Nawi-</u><br><u>liwili, Lihue,</u><br><u>Kauai)</u> | Esaki Surveying and<br>Mapping, Inc. for<br>State of Hawaii (DOT) | 3-2-03:43 | 9/7/90  |
| 7) <u>Por. of Grant</u><br><u>1975 to Maele,</u><br><u>Ahuna Estate</u><br><u>(Kukuiopae, South</u><br><u>Kona, Hawaii)</u>   | R.M. Towill Corp.<br>for Moses Ahuna, et al.                      | 8-7-11:1  | 9/17/90 |

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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

	LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1)	<u>Lots A-7-C-1 and B, Kapalua Dev. Subdiv. (Honoka-hua, Maui)</u>	George F. Newcomer Land Surveyors, Inc. for Kapalua Land Co., Ltd.	4-2-01:19 & 34	9/5/90(C)
2)	<u>Wastewater Treatment Plant Site Being a Portion of Grant 3343 to Claus Spreckels (Kahului, Wailuku, Maui)</u>	R.M. Towill Corp. for County of Maui, Waste- water Treatment Plant Site	3-8-01:188	9/5/90(C)
3)	<u>Ld. Ct. App. 999, Erosion to Lot 6 as Shown on Map 4 and Redesigna-tion of Said Lot 6 Less Erosion as Lot 25 and Designation of Easement 1 Affect-ing Lot 25 (Kaipa-pau, Koolauloa, Oahu)</u>	H. Au and Associates, Inc. for Lynette Takayesu	5-4-11:40	9/5/90(C)
4)	<u>Lot 939 of Ld. Ct. App. 242 (Map 10 at Puuloa Beach (Ewa, Oahu)</u>	Cummins & Cummins for Dominador S. Ramos	9-1-23:23	9/5/90(C)

.....  
APPEAL may be made to the Department of Land and Natural Resources in writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
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Page 13

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LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
5) <u>Lots 119A and 119B (Laie, Koolauloa, Oahu)</u>	Cummins & Cummins for James Muraki, Jr., et al.	5-5-2:6	9/5/90(C)
6) <u>Por. of RP 5667, L.C. Aw. 5931, Apana 3 to Iona Pehu (Kapua, Waikiki, Honolulu, Oahu)</u>	A Surveyor for Carlyle MacBarg III	3-1-33:4 & 56	9/5/90(C)
7) <u>Lot 2512 of Ld. Ct. App. 1069, Map 235 (Ewa, Oahu)</u>	ControlPoint Surveying and Engineering, Inc. for Brewer Chemical Corp.	9-1-26:17	9/5/90(C)
8) <u>Lots C and D Being Por. of Grants S-13807 and S-13664 to Sung Hi Lim and Sook Myeng Ann Lim (Pupukea, Koolauloa, Oahu)</u>	ParEn, Inc. for Max S.H. and Lily S.M. Lim	5-9-04:32 & 33	9/21/90(C)
9) <u>Lot 60 of Ld. Ct. App. 776 as Shown on Map 7 (Laie, Koolauloa, Oahu)</u>	A Surveyor for David Frid	5-5-11:38	9/21/90(C)

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Page 3 (continued)

10) 58-023 Makanale St., Lot 176, Ld. Ct. App. 1095 (Kaunala, Koolau- loa, Oahu)	Robert Sing for Ed Rothman	5-8-03:72	9/21/90(C)
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455 SOUTH KING STREET - KEKUANADA BUILDING, #104 - HONOLULU, HAWAII 96813

**OEQC  
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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